

sation, its right to terminate this lease under the provisions of Paragraph 12 hereof shall immediately cease and determine.

23. WIDENING OF STREET: The Lessor hereby grants to the Lessee the right voluntarily to widen or cause to be widened Townes Street at no expense to the Lessor and without abatement of any part of the rent hereby reserved to the maximum extent of fifteen (15) feet along the Eastern side of said street and hereby irrevocably gives to the Lessee the right and authority to execute and deliver to the proper public authority or authorities on behalf of the Lessor a deed or deeds conveying without consideration such rights as may be necessary to cause the widening of said street to such extent or to any lesser extent.

In the event that the Lessee shall exercise the rights granted in this Paragraph 23, its right to terminate this lease under the provisions of Paragraph 12 hereof shall immediately cease and determine.

24. BUILDING NOW ON PREMISES: A two family residential building is now standing upon the leased premises, and, subject to the provisions of this Paragraph 24, permission is hereby granted to the Lessee to remove the same. After said removal the materials in said building shall be the property of the Lessee.

If the Lessee shall remove said building from the leased premises, its right to terminate this lease under the provisions of Paragraph 12 hereof shall immediately cease and determine.

In the event this lease is terminated by the Lessee under the provisions of Paragraph 12 hereof or by the Lessor within fifteen (15) years from the date hereof, and (a) the Lessee shall have removed said building from the leased premises or said building shall have been destroyed by fire or other casualty now included within the insurance coverage known as "extended coverage" and not restored by the Lessee, the Lessee shall pay to the Lessor the depreciated

R.H.D.