

In the event the building is so damaged by fire or other casualty as to require the rebuilding thereof, before proceeding with the construction of said new building, the Tenant shall deliver to Mark W. Gauble, one of the Landlords, three complete sets of plans and specifications for said new building and shall obtain the written approval of the said Mark W. Gauble thereto, which said Mark W. Gauble agrees that he will not unreasonably withhold. If the said Mark W. Gauble shall unreasonably withhold his approval of said plans and specifications for a period of twenty (20) days or shall fail to disapprove said plans and specifications within said period of twenty (20) days, then said plans and specifications shall be deemed to have been approved, in writing, by all of the Landlords. Said new building shall be constructed and completed by the Tenant with due diligence, but in any event within eight (8) months from the date of said destruction, unless prevented by war, strikes or other causes beyond the control of the Tenant.

If the leased premises or the adjoining premises known as the Davenport property or the adjoining premises known as the other Gauble property are so damaged or destroyed by fire or other casualty which is covered by insurance carried by the Tenant during the last eighteen months of the term hereof, to such an extent as to become entirely unfit for use and occupancy by the Tenant in the operation of its business thereon, then either party shall have the option to cancel this lease by giving written notice of the election to do so to the other party within fifteen days after such damage or destruction. Upon the event of such option, this lease shall terminate and end fifteen days after the receipt of such written notice and the rental for the period between the date of such damage or destruction and termination of this lease shall abate. In the event of the termination of this lease during the last eighteen months of the term hereof as above specified, the proceeds, if any, from the insurance money carried by the Tenant upon the demised premises, by reason of such damage or destruction, shall be payable and be the sole property of the Landlord.