

entitled to receive, as herein stated, Lessor will pay over the amount thereof to Lessee upon demand therefor.

That if a portion of the demised premises be taken as aforesaid, this lease, at option of Lessee, shall cease and come to an end from the date when the taking becomes effective, prepaid rent being apportioned and adjusted and the unearned part thereof returned to Lessee; should Lessee fail or omit to exercise said option, the rent reserved in and by this lease shall abate proportionately, namely: in the same proportion that the area taken bears to the total area as demised in and by this lease, and Lessor, in such an event, at Lessor's sole cost and expense, will restore the remaining portion of the demised premises to a proper condition so that the remaining portion of the demised premises may be used for the purpose for which the entire premises have been rented, the entire rental being abated until the remaining portion of the demised premises is put in proper condition so that public performances may be given therein and thereon, and until the delivery of possession of same to Lessee, prepaid rent being apportioned and adjusted.

g. That with respect to the marquee, Lessee shall have the right to erect, keep and maintain any electric illuminated, non-illuminated or other sign or signs, on the top, sides or as a part of the said marquee. In addition thereto, the Lessee shall have the right to erect and maintain above the marquee and in front of and attached to the front wall of the said building an electric illuminated or non-illuminated sign running vertically above the marquee, of such size and height as the Lessee may choose, provided that said sign shall be erected and maintained in compliance with any and all laws, ordinances or lawful rules and regulations of governmental authorities having jurisdiction thereof.

h. That any notice to be sent to Lessor by Lessee, pursuant to any provision of this lease, or pursuant to any provision of law or statute, or which Lessee desires to send to Lessor, shall be deemed properly and sufficiently served if the same be