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further agrees to comply with all requirements of the City Ordinances pertaining to fire hazards,

DESTRUCTION OR DAMAGE TO BUILDING: In the event the building situate on said premises shall, at any time, without fault of the Lessee, be destroyed by fire, explosion, or from other cause, the Lessee shall so notify the Lessor in writing whether the Lessor will reconstruct the building or cancel the Lease, this option being solely that of the Lessor. In the event the Lessor shall determine to reconstruct the building, the Lessor covenants that they will use their best efforts to expedite such restoration in every way possible under the conditions then prevailing. The rent therein reserved shall, in the event of said destruction, be suspended and shall cease to be payable until the said building shall be restored and made fit for occupancy.

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Notwithstanding the first sentence of this paragraph giving the Lessor the right to cancel in the event the building is destroyed, should the building be so destroyed and the Lessors cannot agree to reconstruct, the Lessee is given the right to elect to reconstruct the building at his own expense provided such election is made in writing within fifteen (15) days after receipt of notice that the Lessor will not reconstruct. In the event the Lessee elects to reconstruct, the Lessor shall not have the right to cancel, and the parties shall agree upon a reduced rental based on the fact that the lease thereon becomes one of ground rental only. If the parties cannot determine and agree to the rental, they specifically agree and stipulate that a Court of competent jurisdiction shall determine such rental.

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