

able to him according to law and at his option, may immediately terminate the Lease and take possession of the premises.

(6) In the event that the building on the premises shall be damaged or partially destroyed by fire or other casualty to the extent that the same is not rendered untenable and unfit for occupancy, the Lessor shall restore the building with reasonable promptness, and in such case the rent shall be proportionately abated until such restoration has been made.

In case the building on the premises shall be totally destroyed by fire or other casualty, or partially destroyed to an extent that the same is rendered untenable and unfit for occupancy, either the Lessor or the Lessee upon notice to the other may terminate the Lease as of the date of such occurrence, in which event the Lessee shall surrender possession of the premises to the Lessor, immediately in the case of total destruction and as promptly as may be (but not later than thirty (30) days after partial destruction) in the case of such partial destruction, and shall pay rent only to the time of such delivery of possession; in the event that (a) the Lessee shall not terminate the Lease under the provisions of this paragraph 6, and (b) within six (6) months after the destruction or partial destruction of the building which gave rise to the Lessor's right of termination, the Lessor shall restore or rebuild, or begin to restore or rebuild said building, the Lessor

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