

(f) That, provided the rent has been paid, no provision hereof shall be construed to prevent the removal by the Lessees of any "trade fixtures" or equipment which the Lessees, from time to time, may place or install in said premises, provided that in case of such removal, the Lessees shall restore any damage to the premises caused thereby, or resulting therefrom.

(g) That if the property, or any part thereof, wherein the demised premises are located, shall be taken by public or quasi-public authority under any power of eminent domain, the Lessees shall have no claim or interest in or to any award for damages for such taking, and, at the election of the Lessor, this lease shall forthwith terminate.

(h) That if the building on the leased premises shall be partially damaged by fire, or other casualty, to an extent that it is temporarily unfit for the operation of Lessees' business, the Lessees agree to have same damage repaired and the Lessor agrees to allow Lessees thirty (30) days, without rent payments, to have such repairs made. However, should repairs take less than this time, the rent will be abated proportionately for the time of repairs.

(i) That upon the building being totally destroyed or substantially damaged by fire or other casualty so as to render it untenable, the Lessees agree to have building rebuilt, and agree to begin work within thirty (30) days from the date said building is either totally destroyed, or substantially damaged, and to complete said restoration within one hundred twenty days (120) from the start thereof, and the Lessor agrees not to charge rent for this period while building is being restored.