

procedures set forth hereinabove. In the event that partial taking does not render the premises unsuitable for the Lessee's business operation, then if an agreement between the parties as to the amount of rental cannot be determined, then the matter shall be set before an arbitration committee as described and outlined hereinabove.

LOSS BY REASON OF FIRE: If substantially all of the leased premises shall be destroyed by fire, then the Lessors shall have the option of restoring completely the premises to its original condition and during the term of construction, rent shall cease and shall commence only when the Lessee is able to operate the business from the premises. In the event partial operation by the Lessee is possible during the construction, the rent shall be apportioned for the amount of space and utilization of the premises affected. In the event of a partial destruction by fire, or other hazards, of the leased premises so that business can still be effectively operated, then this lease shall not terminate and the Lessors shall promptly reconstruct to the extent of insurance proceeds and restore the remainder of the building and other improvements on the leased premises so that the improvements reconstructed when completed shall be substantially the same in character as prior to the partial destruction. During the time of reconstruction, the rent shall be proportioned according to the use Lessee makes of the premises.

It is understood by and between the parties hereto that the Lessee and the Lessors shall have the right and option to cancel the entire lease agreement in the event the premises are completely destroyed by fire.

ASSIGNING OR SUBLETTING: Lessee agrees not to assign this lease or sublet the demised premises or any portion thereof, without the written consent of the Lessor, it being understood that the premises may be used for any lawful purpose in connection with the Lessee's business, but no nuisance shall be permitted on said premises or anything done which would cause the insurance premium rates to be increased by the use of the premises by the Lessee.

TERMINATION: It is further expressly understood and agreed that in the event there may be a default of the rental hereinabove referenced or breach by the Lessee of any covenant contained herein, and such default or breach shall continue after thirty (30) days' written notice to the Lessee, then and in such

J.C.B.
R.C.B.