

during the term hereof, said leased premises shall be substantially destroyed by fire, tornado, or any other casualty, then this lease, at the option of either party, and upon ten days' written notice to the other party, shall cease and terminate, and each party shall be released from further obligation hereunder, and the Lessor shall refund to the Lessees any portion of the rent paid in advance and not earned at the time of such destruction.

If, however, during the term hereof, the said premises shall be only partly destroyed by fire, tornado or any other casualty, the Lessor shall repair the premises as speedily as possible at her own expense, and until the completion of such repairs, the Lessees shall be entitled to a reduction of rent in proportion to the amount of floor space of which it is deprived the use while such repairs are being made.

Damage to such extent as to render fifty per cent or more of the floor space unusable for the purposes of the Lessees' business shall be deemed a "substantial destruction" within the meaning of this agreement, and damage which renders less than fifty per cent of the floor space unusable for the purposes of the Lessees' business, but which cannot be repaired within thirty days shall likewise be deemed to be a "substantial destruction". Damage which renders less than fifty percent of the floor space unusable for the purposes of the Lessees' business, and which can be repaired within thirty days shall be deemed to be a "partial destruction" within the meaning of this agreement.

5. The Lessees shall have the right to install suitable partitions and office and business fixtures in said premises, and to place such signs and other advertising matter upon the walls and/or roof of the said premises from time to time, as it may deem advisable, and at the expiration or termination of the term herein granted, shall be entitled to remove any such fixtures or signs installed by them during their previous occupancy of said premises or