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~~or in the event the tenant's fixtures are so damaged or destroyed to the extent of 33-1/3% or more of the insurable value thereof immediately prior to such damage or destruction, then either party hereto shall have the right, option and privilege of terminating this lease as of the date of such damage or destruction, by notice to the other to be given not later than thirty (30) days after the date of such damage or destruction; and in such event the rent shall be apportioned to the date of such damage or destruction, if the demised premises shall be substantially unusable, otherwise to the date the tenant surrenders possession of said premises, and any unearned rent paid in advance by the tenant shall be refunded. Provided, however, that in the event of any such damage or destruction to the extent hereinabove set forth, giving rise to the option to terminate this lease, and neither the landlord nor the tenant elects to terminate said lease, then the landlord may at its option elect to extend the term of this lease for an additional period of five (5) years commencing with the expiration of the term hereof and ending December 31, 1964. Said additional term of five (5) years shall be at the rental and upon all of the terms and conditions herein contained or such other terms and conditions as may be mutually agreed upon between the landlord and tenant, except that in the event of the damage or destruction of the demised premises or the fixtures therein during the last two years of the extended term, the landlord shall have no further option or right to further extend the term hereof beyond December 31, 1964. The foregoing option on the part of the landlord shall be exercised by the landlord by a notice in writing to the tenant within five (5) days after the expiration of the aforementioned period of 30 days~~

Lined out
before execution

(20)
J.L.L.