

so removed, but this provision shall not be interpreted to require the Lessee to replace or restore said building or a replacement thereof if the same is destroyed or substantially destroyed by fire or other casualty at any time after January 1, 2042.

12. BUILDINGS NOW ON PREMISES: A business building and a residential building are now standing on said premises and permission is hereby granted to the Lessee to remove the same; and after said removal the materials in said buildings shall be the property of the Lessee. In the event, however, that this lease is terminated by the Lessor for failure of the Lessee to complete the new building as herein provided or for any other cause prior to the completion of said building but not later than December 31, 1962, and either one or both of the buildings now on the leased premises have been removed by the Lessee or totally or substantially destroyed by fire or other casualty now included within the insurance coverage known as "extended coverage" and not restored by the Lessee, the Lessee shall at the time of said termination, pay to the Lessor the value of said building or buildings at the time of said termination. The present value of said buildings is hereby fixed as follows:

The business building	-	\$10,000.00
The residential building	-	\$ 2,000.00.

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The Lessee, immediately upon the removal of said building or buildings, shall enter into a satisfactory indemnity bond with the Lessor to guarantee payment to the Lessor of the value of said building or buildings so removed as provided in this Paragraph 12, which bond shall remain effective until the earlier of (a) such time as the contemplated new building is erected as herein provided or (b) such time as this lease shall be terminated by reason of the fact that said new building has not been erected or replaced.