- (c) 1. In the event the demised premises shall be damaged or destroyed by fire or other unavoidable . casualty during the term of this lease so that the same cannot reasonably be rendered fit for use by the Lessee as a small loan office within sixty (60) days thereafter, then this lease shall automatically terminate.
 - 2. In the event of damage to the demised premises by fire or other unavoidable casualty, which damage can be repaired so that the premises can reasonably be fit for use as a small loan office within sixty (60) days thereafter, the Lessors shall without delay make such repairs, and the rent shall abate correspondingly to the time during which the premises are unfit for the use of the Lessee.
- (e) Should the Lessee fail to pay the rent or any part thereof as the same becomes due, or violate any other term or condition of this lease, the Lessors shall then have the right, at their option, to re-enter the leased premises and terminate this lease; such re-entry shall not bar the right of recovery of rent or damages for breach of covenants; and, in order to entitle Lessors to re-enter, it shall be necessary to give ten (10) days' written notice of default in rent or of other conditions broken.

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