

shall obtain the written approval of the said Luther H. Davenport and Ellen Higgins Davenport, which they agree that they will not unreasonably withhold. If the said Luther H. Davenport and Ellen Higgins Davenport shall unreasonably withhold approval of said plans and specifications for a period of twenty (20) days or shall fail to disapprove said plans and specifications within said period of twenty (20) days, then said plans and specifications shall be deemed to have been approved in writing by all of the landlords. Said new building shall be constructed and completed by the Tenant with due diligence, but in any event within eight (8) months from the date of said construction, unless prevented by war, strikes or other causes beyond the control of the Tenant.

If the leased premises or the adjoining premises known as the 'Cable property' or the premises known as the 'other Cable property' are so damaged or destroyed by fire or other casualty which is covered by insurance carried by the Tenant during the last eighteen months of the term hereof, to such an extent as to become entirely unfit for use and occupancy by the Tenant in the operation of his business thereon, then either party shall have the option to cancel this lease by giving written notice of the election to do so to the other party within fifteen days after such damage or destruction. Upon the event of such option, this lease shall terminate and end fifteen days after the receipt of such written notice and the amount due the period between the date of such damage or destruction and termination of this lease shall abate. In the event of the termination of this lease during the last eighteen months of the term hereof as above specified, the proceeds, if any, from the insurance policy carried by the Tenant upon the damaged premises, by reason of such damage or destruction, shall be paid to and be the sole property of the landlord.

In the event that the buildings and improvements now or hereafter to be erected upon the adjoining premises known as the 'Cable property' and the premises known as the 'other Cable property' shall during the term hereof be damaged or destroyed by fire or other casualty to such an extent that the said adjoining premises and the 'other Cable property' and the damaged premises as one unit shall