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the time of repair and restoration and until the demised premises have been completely repaired and restored and possession thereof delivered to Lessee; that should the destruction to the said theatre building and/or the lobby entrance thereto amount to what is commonly known and designated as "total destruction", this lease, at the option of the Lessor, shall immediately terminate and come to an end, prepaid rental in such an event to be apportioned and adjusted and the unearned part thereof returned to Lessee. And should Lessor fail or omit to exercise the said option, Lessor will, at Lessor's sole cost and expense, rebuild and restore the said theatre building and said lobby entrance thereto, with all due diligence and dispatch, beginning reconstruction not later than sixty (60) days after the destruction caused by fire or other casualty, and complete same and deliver possession thereof to Lessee within one year thereafter, and rent shall abate from and after the date of such destruction and during the time of rebuilding, and until possession thereof has been delivered to Lessee; that all unearned prepaid rent will be apportioned and adjusted.

d. That the permanent fixtures which have been installed by Lessor, at Lessor's sole cost and expense and without contribution thereto by Lessee, are as follows:

1. Electric wiring and all electric and/or lighting fixtures for the electric light fixtures in the auditorium of the theatre building and in the lobby entrance thereto.
2. Permanent motion picture booth without equipment, but with wiring complete.
3. All switchboards as specified in the electrical specifications, including stage switchboard and necessary controls for projection machinery.
4. Entire separate heating system and equipment.
5. Pipe railings.
6. All plumbing and plumbing fixtures which form and become part of the building proper.

e. That all of the furnishings and equipment put in or installed by Lessee, including all seats, shall be and remain the sole property of Lessee, subject to the provisions of section "c" on page 8