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either the Lessors or the Lessee upon written notice to the other within thirty (30) days after such fire or other casualty, but, if this lease is not canceled, the Lessors shall restore the building to substantially the condition in which it existed prior to such fire or other casualty within a reasonable time thereafter, in which event the rent shall abate until completion of the repairs.

15. The Lessee shall make no improvements and alterations to the leased premises except by prior written consent of the Lessors. The Lessee shall promptly pay when due all costs thereof, and no person furnishing labor or materials for such improvements and alterations shall have any right to file a mechanics' lien or other charge against the leased premises or the Lessors because of such labor and materials. All of such improvements and alterations shall belong to the leased premises and shall remain thereon at the termination of this lease.

16. If the leased premises (or such part thereof which shall make the leased property unsuitable for the Lessee's purposes) are condemned by eminent domain by any legally constituted authority, this Lease shall terminate when possession is taken by such authority, whether by condemnation or private sale as a result of such eminent domain. Rent shall be pro-rated as of the date of surrender of possession. The entire award for the leased premises shall belong and be payable to the Lessor, but the Lessee shall have the right to recover from the condemning authority compensation for the loss, if any, sustained by the Lessee because of such condemnation.

17. The Lessors do hereby grant unto the Lessee the option to purchase the leased premises under and subject to the following conditions.

A. The Lessee must execute the option by

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