

after the receipt of such notice Lessee shall have the right and option either to accede in writing to Lessor's desire to cancel this lease (in which event this lease shall thereby be cancelled) or to supply the necessary cost in excess of, but not including, the first \$100,000.00 and in the event Lessee does so supply such necessary cost in excess of, but not including, the first \$100,000.00, Lessor shall repair, restore and make fit for occupancy the said building and other permanent improvements.

Lessee, as soon as requested by Lessor, will begin paying premiums on \$25,000.00 of insurance covering and protecting said building and other permanent improvements against fire or other casualty, said insurance to be payable to Lessor and the cost of same to be borne by Lessee until the expiration of the first ten years of the term hereby created.

Should the building and other permanent improvements situate upon said premises be destroyed or damaged by fire or other casualty during the term hereby created and after the first ten years of said term to the extent of 50 per cent. or more of the total value thereof at the time of such destruction or damage, then and in such an event the Lessor shall have the right and option to terminate this lease by written notice to the Lessee within sixty days after the date of such damage or destruction.

Should the building and other permanent improvements situate upon said premises or any substantial part thereof be destroyed or damaged by fire or other casualty during the term of this lease or previous thereto to an extent of less than 50 per cent. of the total value thereof at the time of such destruction or damage, or should such destruction or damage exceed 50 per cent. of such value and this lease not be cancelled in accordance with the terms hereof, then and in either of such events the said building and other permanent improvements shall, by the Lessor, be repaired, restored and made fit for occupancy and use within a reasonable time thereafter, and the rent or a fair and just portion thereof according to the nature and extent of the damage shall be suspended and cease to be payable until the building and other permanent improvements are, by the Lessor, repaired, restored and made fit for occupancy and use.