

the tenant is deprived of the use of the damaged portion of said premises. Should the leased premises be destroyed or damaged to the extent that same cannot satisfactorily be occupied by the Lessee in its opinion, the Lessee shall not be required to pay any rental from the time said destruction or damage occurs until the premises shall be repaired or replaced in a manner satisfactory to the Lessee, and in the event of such last mentioned destruction or damage, either party may, by written notice to the other within ten days of the date of such destruction or damage, cancel this lease.

5. If default shall be made at any time by the Lessee in the payment of any rental due under the terms hereof, and if such default shall continue for a period of ten (10) days after the Lessor shall have given the Lessee notice of such default, the Lessor may reenter and take possession of said premises without prejudice to other remedies of the Lessor.

6. At the expiration or other termination of this lease the Lessee will vacate said premises and will deliver up the same to the Lessor in as good condition as they were in at the beginning of this lease, reasonable wear and tear, fire and other unavoidable casualty excepted.

7. During the term of this lease the Lessee shall have the right, with the approval of the Lessor, to sublease all or any part of the leased premises and such approval will not be unreasonably withheld by the Lessor.

8. This lease is entered into by the Lessor under, by virtue of, and in exercise of the power and authority conferred upon it by the Last Will and Testament of C. O. Allen, deceased, dated January 12, 1932, and by the decree of Hon. J. Robert Martin, Jr., Judge of the Thirteenth Judicial Circuit,