

from the destruction to the date of restoration; the rent shall abate. Should the Lessor fail to restore the buildings and improvements within a reasonable time, not exceeding ninety (90) days, then this lease may be terminated at the option of the Lessee.

IX.

It is agreed that Lessee may make such additions, alterations and improvements upon the buildings and/or equipment on said premises, including the walls, partitions, electric wiring and lines, as to it shall seem best for the conduct of its business, or the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the Lessee, and without obligation upon the Lessor. Notice of intention to make any of said alterations or improvements shall be given to the Lessor in writing prior to the date of commencement of such alterations and improvements.

X.

It is agreed that at the expiration of the said term of this lease agreement, the said Lessee, its successors and assigns, shall and will quietly and peaceably surrender and yield up the said premises unto the Lessor, his heirs and assigns, in as good order and condition as the same now are, reasonable use and wear and tear excepted.

XI.

It is agreed that the Lessee shall have the right to remove all of its equipment, signs, electrical and otherwise, and any other supplies and materials belonging to the Lessee and on the leased premises, at the expiration of this lease or sooner determination.

XII.

The word "LESSOR" herein shall be construed to include the said Party of the First Part, Lessor's heirs and assigns, and the word "LESSEE" herein shall be construed to include