

time or times during the demised term, the Lessor will, with all due diligence and at Lessor's expense and cost, subject to the provisions hereinafter mentioned, repair, restore and rebuild the demised premises and the building or buildings of which the same form a part, and (except personal property owned by the Lessee) repair the contents or restore the same or install or furnish the new ones, so that after such repairing, restoration and rebuilding has been completed, they shall be substantially the same as prior to said damage, injury or destruction, and if such damage or destruction results in the suspension of the operation of the theatre in said premises, the rents herein reserved shall be abated from and after the date of such damage or destruction until the buildings and/or either of them have been restored, repaired or rebuilt, so that the Lessee shall be able to use and operate the same and have the full, beneficial use and enjoyment thereof, and any rental paid to the Lessor in advance shall be refunded to Lessee. Provided, however, that should the Jervey-Jordan Building and/or theatre building proper be damaged by fire or other casualty to the extent of Ten Thousand (\$10,000.00) Dollars, or more, in cost to repair, the Lessor shall have the right and option to cancel and terminate this lease as of date of casualty upon giving to Lessee notice in writing thereof not later than thirty (30) days after the occurrence of any such casualty. Provided, further, should said theatre building be destroyed by fire or other casualty within the last two (2) years of this lease term, this lease may be cancelled and terminated by either Lessor or Lessee upon giving to the other ten (10) days written notice immediately succeeding any such casualty.

ARTICLE XIV.

SIGNS

The Lessee shall have the right (in so far as such right can be granted by the Lessor) at all times during the term of this lease to maintain and operate an electric sign upon the