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abatement of any part of the rent hereby reserved to the maximum extent of fifteen (15) feet along the Eastern side of said street and hereby irrevocably gives to the Lessee the right and authority to execute and deliver to the proper public authority or authorities on behalf of the Lessor a deed or deeds conveying without consideration such rights as may be necessary to cause the widening of said street to such extent or to any lesser extent.

23. BUILDING NOW ON PREMISES: A two family residential building is now standing upon the leased premises; and if the Lessee (pursuant to the provisions of Paragraph 11 hereof) shall erect or construct upon the leased premises other building improvements costing at least Fifteen Thousand and No/100 (\$15,000.00) Dollars the Lessee is hereby granted permission to demolish or remove said building. After said demolition or removal the materials in said building shall be the property of the Lessee.

In the event that the Lessee shall desire to demolish or remove the building now on the leased premises prior to the completion of the aforementioned building improvements, the Lessee, before it begins the demolition or removal of said building, shall enter into a satisfactory indemnity bond with the Lessor (or, at the election of the Lessee, shall furnish other security satisfactory to the Lessor) guaranteeing to complete said building improvements on the leased premises within one year after the date of such bond or security, and in default thereof to pay to the Lessor the difference between

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