

their expense, shall repair, restore, and make the demised premises fit for the occupancy and use of the Lessee within a reasonable time thereafter, and the rent, or a fair and just portion thereof, according to the nature and extent of the damages and the interference of the occupancy and use by the Lessee of the demised premises, shall be suspended and cease to be payable until the demised premises shall be repaired and made fit for the occupancy and use by the Lessee. However, if the contractor or architect employed by or for the Lessors to repair the demised premises shall notify the Lessors and the Lessee that such repairs shall require more than sixty (60) days from the time of such fire or other casualty before the premises can be made fit for the Lessee's occupancy and use, then either the Lessors or the Lessee may cancel this Lease upon written notice to the other within fifteen (15) days after receipt of such notice from the contractor or architect.

XIV.

If the leased property, or such substantial portion thereof as would render the remainder unsuitable for use by the Lessee as aforesaid, is taken under the power of eminent domain, then this Lease shall terminate on the date of actual taking under such authority. If such taking by condemnation shall not render the leased property unsuitable for such use, a just proportion of the rental shall be abated and this Lease shall continue in full force and effect. The Lessee shall have no claim or interest in any condemnation award or damages for such taking.

XV.

The Lessee reserves the right and privilege to remove from the demised premises any and all of his trade fixtures, other fixtures of a similar nature, and any or all other property which he may own or which he may have installed in the demised premises at the expiration of this Lease, provided all

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