

either event, Tenant shall have the option of terminating this lease, in which case any unearned rent, taxes, assessments, water rates, or other charges paid in advance shall be refunded to the Tenant. In the event only a portion of the herein demised premises shall be taken in any such condemnation or other proceeding, then the rent shall be reduced in the same proportion that the amount of floor space in the demised premises is reduced by such condemnation or other proceedings. In any proceedings whereby all or a part of said premises are taken, each party shall be free to make claim against the condemning party for the amount of the actual provable damage done to each of them by such proceeding.

OPTIONS TO EXTEND. (1) Tenant shall have the option to extend the term of this lease upon the same terms and conditions as those herein specified for an additional period of fifteen (15) years from the end of such term by giving Landlord written notice of Tenant's exercise of said option at least twelve (12) months before the end of such term, except that the rental during said fifteen (15) year extended term shall be at the rate of Eighteen Thousand (\$18,000) Dollars per annum ( to be adjusted as stipulated at the end of this section entitled " Options to Extend"), and if Tenant gives such notice this lease shall be so extended automatically without execution of an extension or renewal lease.

(2) If Tenant has exercised the foregoing option, (1), Tenant shall have the option to further extend the term of this lease upon the same terms and conditions as those herein specified for an additional period of ten (10) years from the end of said first additional period by giving Landlord written notice of Tenant's exercise of said option at least twelve (12) months before said first additional period ends, except that the rental during said ten (10) year extended term shall be at the rate of Eighteen Thousand (\$18,000) Dollars per annum ( to be adjusted as stipulated at the end of this