

## SIGNS

34. That Tenant shall have the right to place signs or other advertising devices, electrical or non-electrical, either parallel to the building or buildings of which the herein demised premises are a part or the whole, or at any angle thereto, at or on either the front, back, roof or sides of such building or buildings.

## CONDEMNATION

35. That if the demised premises, or any part thereof involving in excess of ten per cent (10%) of the floor space of the demised premises, shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, Tenant shall have the option of terminating this lease, in which case any unearned rent shall be refunded to the Tenant. If ten per cent (10%) or less of the floor space of the demised premises is taken in any such condemnation or other proceeding, or if more than ten per cent (10%) of such floor space is taken in any such condemnation or other proceeding and if Tenant elects not to terminate this lease, Landlord shall promptly restore that part of the demised premises not so taken to a complete architectural store unit and any fixed or alternative rent accruing after such taking and payable by Tenant pursuant to the terms hereof shall be reduced in the same proportion that the amount of floor space in the demised premises is reduced by such condemnation or other proceeding. In any such proceeding whereby all or a part of said premises is taken, whether or not Tenant elects to terminate this lease, 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

36. (a) Tenant shall have the option to extend the term of this lease upon the same terms and conditions as those herein