

this lease for one (1) successive periods of five (5) years each, upon the same terms and conditions as herein contained upon notice in writing to the Lessor of Lessee's intention to exercise each said option, given at least ninety (90) days ~~prior~~ to the expiration of the preceding extension of the term hereof.

LESSEE'S RIGHT OF FIRST REFUSAL

14. If at any time during the term of this lease, the Lessor shall desire to accept a bona fide offer received by it to lease the premises for a term commencing at or after the expiration of the term of this lease, the Lessor shall notify the Lessee of such offer in the manner provided in this lease for the giving of notice, and the Lessee shall have the right to relet the premises upon the terms and conditions of such offer by giving the Lessor written notice of its election so to do within fifteen (15) days after receipt of Lessor's notice. In the event the Lessee fails to notify the Lessor of its election within the fifteen (15) day period, Lessor shall have the right to lease the premises to any person upon the terms and conditions contained in said notice to Lessee. ~~The Lessee shall have the right to purchase the premises at any time during the term of this lease by giving the Lessor 120 days written notice of such intent. The agreed upon price for the sale of the premises under this provision is~~ XXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX Dollars (\$ XXXXXXXXXXXXXXXXXXXX).

CONDEMNATION

15. If the whole of the demised premises shall be taken or condemned by any competent authority for any public use or purpose during the term of this lease, Lessee reserves unto itself the right to prosecute its claim for an award based upon its leasehold interest and ownership of buildings, alterations and improvements for such taking, without impairing any rights of Lessor for the taking of or injury to the reversion.

In the event that a part of the demised premises shall be taken or condemned, and that (a) the part so taken includes the building on the demised premises or any part thereof, or (b) the part so taken shall remove from the premises 10% or more of the front depth of the parking area thereof or (c) the part so taken shall consist of 25% or more of the total parking area, or (d) such partial taking shall result in cutting off direct access from the demised premises to any adjacent public street or highway, then and in any such event, the Lessee may at any time,