

Lessor shall have no ownership interest in such insurance and will sign all proper documents in connection with the settlement of any loss by Lessee upon assurance that the proceeds will be used for the purpose intended. Lessor shall be named as an insured on all policies as its interest may appear. Lessee shall provide evidence satisfactory to Lessor that such insurance is in effect.

16. CONDEMNATION OR EMINENT DOMAIN: If any part or portion of the demised premises shall be condemned by any governmental authority and said taking substantially and materially interferes with the Lessee's use of the said premises, the Lessee may, by notifying the Lessor in writing within six (6) months of the date of the said taking or condemnation, elect to terminate and conclude this lease as of the date said notice is received by the Lessor and shall thereafter be fully released and discharged from any and all obligations hereunder provided that all rentals accrued to said date have been paid in full. In the event that the aforesaid condemnation should result in a loss of the whole of the said premises, this lease shall cease and terminate on the date of such taking and subject to the provisions herein stated relating to the allocation of damages, the Lessee shall be fully released and discharged of any and all further obligations hereunder upon the payment of rental due up to and including the aforesaid date. In the event that the whole of the demised premises or any part or portion thereof shall be so taken, all damages paid in connection with said condemnation or taking shall be equitably and fairly divided between the

