

casualty, the Lessor shall repair the same with all reasonable speed and while such repairs are being made the rent herein provided shall be abated in proportion to the usability of the leased premises for the purposes hereinabove provided, the full rent as provided herein to recommence immediately after said repairs have been completed. If said premises are only slightly damaged as aforesaid, to such an extent as not to render them unacceptable for the aforesaid purposes, the Lessor shall make the necessary repairs with reasonable promptness and in such case the rent therefor shall not be abated. In all cases of fire or other casualty, the Lessee shall immediately notify the Lessor.

(8) If the leased premises or a substantial part thereof so as to render the remainder unsuitable for the purposes of the Lessee are taken under the power of eminent domain, then this lease shall terminate forthwith. If such taking shall not render the premises unsuitable for the purposes of the Lessee, a just proportion of the rent shall be abated and this lease shall continue in full force and effect. Any award or damages for any taking under such power shall be paid to the Lessor and the Lessee shall have no claim thereto or interest therein.

(9). If the premises shall be abandoned, or if the Lessee shall be dispossessed therefrom by or under any authority other than the Lessor, or if a petition in bankruptcy shall be filed by the Lessee, or if the Lessee shall file any petition or institute any proceeding under any insolvency or bankruptcy act, or if the Lessee shall make a general assignment for the benefit of creditors, or if in any proceedings based on the insolvency of the Lessee or relating to bankruptcy proceedings a receiver or trustee shall be appointed for the Lessee and be not discharged within 90 days, or if at any time the leasehold estate created hereby shall be taken on execution or by any process of law, then the Lessor at his option may terminate this lease without notice and take possession of the premises.