

quasi-public purposes, 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 that 10% or less of the premises shall be taken in any such condemnation or other proceeding, or in the event Tenant shall not exercise its option to terminate the lease because of a taking of more than 10% in any such condemnation, then the rent shall be reduced in the same proportion that the demised premises is reduced by such condemnation or other proceeding. In any such proceeding 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.

DEFAULT CLAUSE. That if the rent above referred to, or any part thereof, shall be past due or unpaid on the date of payment by the terms hereof, or in the event that Tenant shall be in default or fail in the performance of any covenant or agreement on its part to be performed in this lease, and remain so for a period of thirty (30) days after written notice of said nonpayment or other default shall have been sent by registered mail to Tenant, then and in such case it shall and may be lawful for the said Landlord, at Landlord's option, by summary proceedings, or by any other appropriate legal action or proceedings, to terminate this lease, and to enter into said demised premises or any part thereof, and expel the said Tenant, or any person or persons occupying in, or upon the said premises, and so to repossess and enjoy the said premises as in Landlord's former estate, except that if any such default other than nonpayment of rent, taxes, or insurance, cannot be remedied by the Tenant with reasonable diligence within thirty (30) days, Tenant may have such additional time as may, under the circumstances, be reasonably necessary to remove said default. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, the Tenant hereby covenants and agrees to surrender and deliver up the said premises and property peaceably to the said Landlord

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