

as aforesaid, the Net Proceeds (as defined in Article XVII) of all insurance payable to Sublessor on account of such damage or destruction shall be applied by Sublessor to the payment of the cost of the aforesaid restoration, repairs, replacement, rebuilding or alterations, including the cost of temporary repairs or for the protection of property pending the completion of permanent restoration, repairs, replacements, rebuilding or alterations (all of which temporary repairs, protection of property and permanent restoration, repairs, replacement, rebuilding or alterations are hereinafter collectively referred to as the "Restoration"), and shall be paid out from time to time as such Restoration progresses upon the written request of Sublessee. If the Net Proceeds from insurance payable to Sublessor shall be insufficient to pay the entire cost of such restoration, Sublessor shall pay the deficiency or elect to terminate this Sublease as aforesaid.

ARTICLE XVI

Condemnation

Section 1. In the event that title to, or the temporary use of, the Subleased Property, or any part thereof shall be taken under the exercise of eminent domain by any governmental body or by any person, firm or corporation