

(b) The title to, or the temporary use of, all or any part of the Subleased Property shall have been taken under the exercise of the power of eminent domain by any governmental body or by any person, firm or corporation acting under governmental authority, and such taking, in Sublessee's reasonable judgment, shall prevent Sublessee from carrying on its normal operations at the Demised Premises for a period of at least three months.

(c) There shall occur any of the events described in clause (c) of Section 1 of this Article XVII.

Section 3. To exercise the option provided in Section 1 or Section 2 above, the party wishing to exercise the option shall, within thirty days following the event authorizing the exercise of such option, give written notice to the other party of such election and the basis on which it is made. This Sublease shall thereafter terminate on the monthly anniversary of the Commencement Date that is not more than 90 days nor less than 60 days after the event authorizing the exercise of such option (but in no event later than the date this Sublease would otherwise terminate pursuant to Article I). Sublessee shall be obligated to continue to pay Basic Rent, additional rent, if any, and any other payments due here-

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