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which would accrue to the Lessor under the terms of said leases to said occupying tenants. It is understood that the lease of B & C Cleaners, a partnership, of a portion of the premises hereby leased expires December 31, 1954, without privilege of renewing and that the tenant in the residence facing Elford Street is a month to month tenant without written lease.

23. EMINENT DOMAIN: In the event that the entire leased premises (or such portion thereof as shall render the remainder untenable within the contemplation of this lease) shall be taken under the power of eminent domain, either party upon notice at the time of such taking to the other party and to any others entitled to receive notices hereunder may terminate this lease effective on the date on which the Lessee is deprived of physical possession of said premises, and each party shall look to the taking authority for compensation for any and all damages, loss or injury that he or it may suffer as the result of such taking.

R.H.P.
In the event that some part of the leased premises less than the portion thereof as shall entitle either party to terminate this lease as aforesaid shall be taken under the power of eminent domain, this lease shall continue in full force and effect, but a just proportion of the rent reserved according to the nature and extent of the damages sustained by the leased premises shall be suspended or abated and both the Lessor and the Lessee shall be entitled to a just proportion of any award for such taking.

24. COVENANTS RUN TO HEIRS, ETC.: It is hereby covenanted and agreed between the parties hereto that all covenants, conditions, agreements and undertakings in this lease contained shall extend to and be binding on the respective heirs, executors, administrators,