

hereof. It is agreed that all property described in a Bill of Sale dated January 1, 1957 by and between Trio Amusement Company and Textile Amusement Co., Inc., a copy of which is attached hereto, shall be and remain the property of the Lessee herein.

f. That in the event the land or the buildings covered by this demise, or any part of either or both, be taken for public or quasi-public purposes, the entire award for the taking of said land and/or the said building or buildings, shall belong to Lessor but Lessee shall be entitled to receive any direct or consequential damages recoverable with respect to Lessee's interest or investment in furniture, fixtures, equipment, etc., and the then value of the unexpired portion of Lessee's demised term, covered by this lease, and Lessee shall have the right to receive and retain any direct or consequential damages recoverable to the extent of its investment or interest in such furniture, fixtures, equipment, etc., and the then value of the unexpired portion of Lessee's demised term, covered by this lease; should the award to Lessor include any direct or consequential damages which Lessee is