

unit of like quality and character as existed prior to such appropriation or taking and the Landlord agrees that upon receipt of the Tenant's certificate certifying that the work of restoring the buildings has been completed and the amount of the cost thereof paid or incurred by the Tenant, the Landlord will pay such cost to the Tenant up to the amount of the award paid to the Landlord after first deducting therefrom the Landlord's expenses in collecting the same. If during the period of demolition and restoration the Tenant is not able to carry on its business on the demised premises all rent shall abate during such period, but if the Tenant is able to carry on its business in the portion of the building not taken then, during such period of demolition and restoration, the rent shall be reduced in the ratio that the ground floor area of the part of the building taken which is included within the demised premises bears to the ground floor area of the building which was included within the demised premises before such taking. In either event, after the period of demolition and restoration, the rent shall be reduced in the same ratio.

Lease & Plat recorded January 11th, 1958 at 9:20 A.M. # 842