

at expense of ~~lessor~~ ^{Lessor} except that structural changes ~~so~~ so re-
quired because of building alterations of Lessee shall be done at
expense of ~~lessor~~ ^{Lessee}. 710 Book 710

XIII. EMINENT DOMAIN

If the leasehold, or any of the square or cubic footage of the demised warehouse building, or ten (10%) per cent or more of the ground area of the demised premises, be taken in any proceeding by the public authorities having the right of eminent domain by condemnation or otherwise or be acquired for quasi-public purposes by any public authority having the right of eminent domain, Lessee shall have the option of terminating this lease, in which case any unearned rent shall be refunded to Lessee. If by virtue of such taking the above option accrues hereunder to Lessee and Lessee elects not to terminate this lease ^{or} if such option does not accrue hereunder to Lessee, then Lessor shall promptly restore any part of the demised premises not so taken so far as practicable to the condition existing just prior to the taking so as to effect thereby an operating and architectural unit similar to the demised warehouse building and premises before such taking, and the rentals thereafter shall be reduced equitably. If Lessee is unable to use all or any part of said premises during the restoration period, then the rentals during such restoration period shall be abated or reduced equitably. In any such proceeding whereby all or a part of said premises is taken, whether or not tenant elects to terminate this lease, each party shall be free to make claim against the condemning party for the amount of the actual provable damage done to each of them by such proceeding and retain proceeds recovered on such party's claim.

XIV. INSURANCE

A. During the original and any extended term, Lessor shall carry fire insurance with Extended Coverage Endorsement on the demised warehouse and other improvements located upon the real estate described in Exhibit A, including all improvements,

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