

of this Lease, surrender to the Lessor the demised premises, together with all alterations and replacement thereof, in good order, condition and repair, except for reasonable use and wear thereof. All alterations, additions and improvements which may be made or installed by either the Lessor or the Lessee upon the demised premises shall, upon the making or installation thereof, be and become a part of the demised premises, and shall remain upon and be surrendered with, the demised premises as a part thereof at the termination of this Lease. Personal property and equipment situated on the demised premises and owned by the Lessee at the commencement of the term of this Lease, or which may be brought onto the demised premises at the expense of the Lessee during the term of this Lease (unless required by the terms of this Lease) shall not become a part of the demised premises and may be removed by the Lessee from the demised premises during the term of this Lease; and the Lessee shall, at its own cost and expense, repair any and all damage to the demised premises resulting from, or caused by, the removal thereof.

Any such personal property and equipment situated on the demised premises remaining thereon after the termination of this Lease shall be deemed to be abandoned and shall become the sole property of the Lessor.

ARTICLE V

DAMAGE AND CONDEMNATION

§ 5.1. *Rebuilding or Purchase.* If during the Term all or a major part of any structure constituting a part of the demised premises should be damaged or destroyed by fire or the elements or other casualty, or a major part thereof should be taken under the power of eminent domain, the Lessee may, at its option, rebuild or repair said structure upon the same location, so that said structure shall, when restored, be of a value not less than the value of the structure immediately prior to such damage or taking, and said structure, as restored, shall immediately become a part of the realty and be the sole and absolute property of the Lessor. Thereupon all proceeds from insurance maintained pursuant to this Lease and/or the entire condemnation award, whether payable to the Lessor and/or to the Lessee shall be paid to and be

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