

CONDEMNATION:

If the whole of the demised premises shall be taken or condemned by any competent authority for any public use or purpose during the term of this lease, Lessee reserves unto itself the right to prosecute its claim for an award based upon its leasehold interest for such taking, without impairing any rights of Lessor for the taking of or injury to the reversion.

In the event that a part of the demised premises shall be taken or condemned and that (a) the part so taken includes the building on the demised premises or any part thereof or (b) the part so taken shall consist of 25% or more of the total parking area or (c) such partial taking shall result in cutting off direct access from the demised premises to any adjacent public street or highway, then and in any such event the Lessee may at any time either prior to or within a period of sixty (60) days after the date when possession of the premises shall be required by the condemning authority, elect to terminate this lease. In the event that Lessee shall fail to exercise any such option to terminate this lease or in the event that a part of the demised premises shall be taken or condemned under circumstances under which the Lessee will have no such option, then and in either such event the Lessor shall, with reasonable promptness, make necessary repairs to and alterations of the improvements on the demised premises for the purpose of restoring the same to an economic architectural unit, susceptible to the same use as that which was in effect immediately prior to such taking, to the extent that may have been necessary by such condemnation.

LESSOR'S COVENANT OF
TITLE AND QUIET
ENJOYMENT:

Lessor covenants and warrants that he has full right and lawful authority to enter into this lease for the full term hereof, and that Lessor is lawfully seized of the entire premises hereby demised and has good title thereto, free and clear of all tenancies and encumbrances and that at all times when Lessee is not in default under the terms and during the term of this lease and any extensions of said term, Lessee's quiet and peaceable enjoyment of the demised premises shall not be disturbed or interfered with by anyone.

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