

RENEWAL
OPTION

14. The Lessor agrees that if the Lessee shall not be in default in performing any of its obligations under this Lease, the Lessee shall have and is hereby granted an option to extend the term of this Lease for Five (5) years, such extended term to begin at the expiration of the original term of this Lease, and all the terms and covenants and provisions of this Lease shall apply to said extended term, /If the Lessee shall elect to exercise the aforesaid option, it shall do so by giving to the Lessor notice in writing of its intention to do so not later than ninety (90) days prior to the expiration of the original term of this Lease.

APPROPRIATION

15. If the demised premises or any part thereof shall be appropriated and taken for any public use by virtue of eminent domain or condemnation proceedings, or if the desirability of the premises shall be lessened through construction by public authorities of elevated highways, bridges, overpasses, or similar objects adjacent to or over said premises for which the Lessor would be entitled to claim damages for the lessening of the value of said premises, or if by reason of any law or ordinance the use of the premises for the purposes herein specified shall be or become unlawful, the Lessee shall have the right to terminate this Lease on ten(10) days' written notice to the Lessor, and rental shall be paid only to the time when the Lessee surrenders possession of the premises; or the Lessee may, in the event of partial appropriation as aforesaid, elect to continue in possession of that portion of the premises not so appropriated, except that the rent shall be reduced in proportion to the amount of the premises taken. Nothing herein shall be construed as a waiver by the Lessee of its claim for damages against the party instituting said proceedings or construction, or its right to participate in any award made to the Lessor by reason thereof.