

B. If a substantial portion of the demised premises shall be taken by eminent domain as aforesaid, Lessor or Lessee shall have the option of terminating this lease, effective as of the date of the entry of the order effecting such taking or the date Lessee shall be deprived of possession of such portion of the demised premises, whichever is later. Prepaid rent shall be prorated to the termination date aforesaid, and rent applicable to time elapsing after said termination date shall be refunded to Lessee, and any rent payable to the taking authority prior to such termination date shall be paid by Lessor. Notice of termination pursuant to the exercise of such option shall be given within thirty (30) days after receipt of the notice from such authority that possession of the portion so condemned shall be required for public use or quasi public use. If said partial taking does not substantially interfere with the conduct of Lessee's business or if Lessor or Lessee does not exercise its option to terminate this lease, it shall continue in full force and effect as to the remaining portion of the premises, and there shall be a proportionate abatement of rent based upon the value of the remaining premises as compared with the value of the premises prior to condemnation.

C. In the event of a taking as described in Paragraphs (A) or (B) hereof, the entire award of such taking, whether of the whole or only part of the demised premises, shall be allocated to Lessor except that Lessee shall be entitled to receive its proportionate part of such award which is attributable to the fair market value of its interest in any leasehold improvements or other alterations to the premises made by Lessee and for its interest in any machinery and equipment installed in the premises affected by such taking. Nothing herein set forth, however, shall be construed to deprive Lessee of any business relocation or other damages payable directly to a lessee under appropriate federal or state statutes.