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In the event that less than all of the demised premises are taken and if as a result of eminent domain the remaining premises shall remain tenantable, this lease shall not terminate but shall remain in full force and effect except that the rental herein reserved shall be reduced by the same percentage as the area taken measured to the nearest whole square foot bears to the entire area of the premises prior to the taking. Any awards or damages by the condemning authority shall be divided between the Landlord and the Tenant as hereinabove provided as though the entire premises had been taken. In the event of condemnation of a portion of the property the option price for the purchase of the property elsewhere herein provided shall likewise be reduced by the same percentage as the area taken bears to the original area of the premises prior to the condemnation. The word "condemnation" or the words "eminent domain" shall include actual physical taking of the land and improvements including those incidents where the condemnor acquires fee simple title to the area condemned as well as those instances where the condemnor acquires only an easement, right-of-way or an estate of less than fee simple title to the area condemned.

8. First Refusal to Purchase. If at any time during the primary or renewal term of this Lease, Lessor desires to sell the premises, the subject of the Lease, Lessor will give to the Lessee first refusal to purchase said premises upon the same terms and conditions as any bona fide offer. The Lessor shall give written notice to the Lessee of her intention to sell the premises and the terms and conditions of said sale by first class United States mail, properly stamped and addressed to the Lessee as provided herein for notices. The Lessee shall have thirty (30) days from the date of the postmark of said notice to purchase the premises upon the same terms and conditions as any bona fide offer. In the event Lessee fails to respond within the said thirty (30) day period by written notice to the Lessor by first class United States mail, postmarked within thirty (30) days of the notice sent to Lessee by Lessor, Lessee shall have been deemed to have refused said offer to purchase.