

14. Condemnation: If all or any portion of the demised premises is taken under any condemnation or eminent domain proceeding and if the remaining portion thereof is in Lessee's reasonable opinion untenable, unusable or inadequate for Lessee's purposes, this lease shall terminate on the date which said premises or such portion thereof is so taken and the rental shall be accounted for between the Lessee and Lessor as of such date. In the event that this lease shall not so terminate, the rent shall equitably abate from the date of such taking and Lessor shall at its own cost and expense restore the demised premises to a complete architectural unit, including improvements made by Lessee and in such case Lessee shall have no interest in the condemnation award. In the event of a taking of the entire demised premises or such portion thereof that the premises is in Lessee's reasonable opinion rendered untenable, unusable or inadequate for Lessee's purposes, Lessee shall be entitled to share in any condemnation award made to Lessor to the extent of an amount equal to the unamortized cost to the Lessee (amortized monthly on a straight line basis over the balance of the term of this lease from and after the date of construction or installation) of (1) all leasehold improvements to the demised premises made by Lessee during the term of this lease, and (2) installation cost of Lessee's fixtures and equipment in and to the demised premises, less the condemnation award, if any, that may be made directly to Lessee by the condemning authority.

In the event of a termination of this lease, as hereinabove provided, it is understood and agreed that any such termination shall be without prejudice to the rights of either the Lessor or Lessee to seek a separate award and recover from the condemning authority compensation for such damage caused by condemnation, it being further understood and agreed that neither shall have any rights to the award made to the other by any condemnation authority, except as expressly provided for hereinabove.

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