

the Lessees of the damage incurred. If the damage has rendered the leased property untenable, in whole or in part, there shall be an equitable adjustment of the rent until the damage is repaired; provided, however, there shall be no adjustment of the rent if the damage to the premises was occasioned by the negligence, misconduct, abuse or intentional destruction of the Lessees or their employees. Except where damage to the premises was occasioned by the negligence, misconduct, abuse or intentional destruction of the Lessees or their employees, all insurance proceeds resulting from damage by fire or other casualty to the leased property shall be made available to the Lessor. In the interests of expediency, the Lessees may, at their option, elect to make the necessary repairs, in which event the insurance proceeds shall be made available to the Lessees for such purpose.

7. Condemnation. If the whole of the leased property shall be taken or condemned by any competent authority for any public use or purpose, then the term hereby granted shall cease on the day prior to the taking of possession by such authority or on the day prior to the vesting of title in such authority, whichever first occurs, and rent hereunder shall be paid to and adjusted as of that day.

If a portion of said leased property shall be condemned or taken and, as a result thereof, there shall be such a major change in the character of the property as to prevent Lessees from using the same in substantially the same manner as theretofore used, then and in that event, the Lessees may either cancel and terminate this Lease, as of the date when the part of the property so taken or condemned shall be required for such public purpose, or said Lessees may continue to occupy the remaining portion, provided, however, the Lessees shall give written notice to the Lessors, within fifteen (15) days after the date of any taking or

*Handwritten signatures and initials:*  
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