

Property to substantially the same condition thereof as existed prior to the event causing such damage or destruction with such changes, alterations and modifications (including the substitution and addition of other property) as may be desired by the Industry and as will not impair the value of the character of the Mortgaged Property.

(b) In the event the insurance proceeds are not sufficient to pay in full the costs of any such repair, rebuilding or restoration, the Industry shall nonetheless complete said work and shall pay that portion of the costs thereof in excess of the amount of said proceeds.

(c) Any balance of such insurance proceeds remaining after payment of all costs of such repair, rebuilding or restoration shall be paid to the Industry.

10. Condemnation. (s) Unless title to, or temporary use of, all or substantially all, or any material portion, of the Project shall have been taken by condemnation and the Industry shall elect to exercise its option to terminate the Loan Agreement pursuant to the provisions of Section 9.1 thereof, in the event that title to, or the temporary use of, the Mortgaged Property or any part thereof shall be taken under the exercise of the power of eminent domain by any governmental body or by any person, firm or corporation acting under governmental authority, the Industry and the Bank shall cause the proceeds received by them or either of them from any award made in such eminent domain proceedings,