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herein contained, and fail to cure such default within thirty (30) days after written demand to do so, the Lessor, may, at its option, either declare the rental for the entire term immediately due and payable, or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

10. That if the premises herewith demised shall be damaged or partially destroyed by fire or other cause, without the fault or neglect of the Lessee, its servants, employees, agents, or licensees, it shall be the duty of the Lessor with reasonable diligence to repair said building at its own expense, and until such repairs shall have been completed, the rent shall be apportioned according to the value of the part of the premises which the Lessee is able to use as compared with the original premises as herein let. Should the building be totally destroyed, or should it be so seriously damaged that the parties agree that it would be impractical to repair it, or, if the parties do not so agree but that fact should be legally determined, this lease shall be terminated.

11. That should any part of the premises be condemned for public use and the parties agree that such taking so interferes with the use of the premises that the Lessee cannot continue its business in a reasonable manner, or if they are not able to so agree but that fact should be determined legally, then this lease shall become null and void. However, should such taking not interfere with the business of the Lessee sufficiently to terminate the lease as above provided, then the lease shall continue in full force and effect except that the amount of rent shall be decreased in proportion to the decreased value of the premises for the use of the Lessee in comparison with the original premises herein let. And Provided further that in the event of the condemnation of the fee of the whole or any part of the leased premises, the total award made therefor shall go to the landlord except that the tenant shall have the right to a separate award for any damage to its business, and for that purpose the lessee shall be made a party to any such proceeding.