

sole property of Lessee, subject to the provisions of section "c" on page 12 hereof.

g. That in the event that the land or the buildings covered by this demise, or any part of either or both, be taken for public or quasi-public purposes, the entire award for the taking of said land and/or the said building or buildings, shall belong to Lessor but Lessee shall be entitled to receive any direct or consequential damages recoverable with respect to Lessee's interest or investment in furniture, fixtures, equipment, etc., and the then value of the unexpired portion of Lessee's demised term, covered by this lease, and Lessee shall have the right to receive and retain any direct or consequential damages recoverable to the extent of its investment or interest in such furniture, fixtures, equipment, etc., and the then value of the unexpired portion of Lessee's demised term, covered by this lease; should the award to Lessor include any direct or consequential damages which Lessee is entitled to receive, as herein stated, Lessor will pay over the amount thereof to Lessee upon demand therefor.

That if a portion of the demised premises be taken as aforesaid, this lease, at option of Lessee, shall cease and come to an end from the date when the taking becomes effective, pre-paid rent being apportioned and adjusted and the unearned part thereof returned to Lessee; should Lessee fail or omit to exercise said option, the rent reserved in and by this lease shall abate proportionately, namely: in the same proportion that the area taken bears to the total area as demised in and by this lease, and Lessor, in such an event, at Lessor's sole cost and expense, will restore the remaining portion of the demised premises to a proper condition so that the remaining portion of the demised premises may be used for the purpose for which the entire premises have been rented, the entire rental being abated until the remaining portion of the demised premises is put in