

and observed by it, shall hold and enjoy the demised premises for the term aforesaid, free from molestation, eviction or disturbance.

18. The rights, powers, elections and remedies of each of the parties hereto are cumulative and no one of them shall be exclusive of the other and each shall be a continuing right which shall not be exhausted upon being exercised on one or more occasions and no waiver of the breach of any covenant in this lease shall constitute or be construed as a waiver of any subsequent breach of the same or any other covenant.

19. If any improvements placed on the leased premises by the Lessee are taken under or pursuant to the exercise of the right or power of eminent domain instituted against the Lessors, the Lessee shall be paid from the proceeds an amount equal to the cost of such improvements placed on said leased premises by it after first deducting therefrom that portion of the cost which the Lessee has depreciated or amortized for tax purposes. If less than the entire leased premises are taken under or pursuant to the exercise of a power of eminent domain, this lease shall continue in full force and effect as to the remaining portion of the premises, but the Lessee shall be entitled to an equitable reduction of rental so as to compensate it for the loss of space resulting; provided, however, that if the amount of property taken pursuant to said power renders the continuous use of the said premises by the Lessee impractical, then the Lessee shall at its option have the right to cancel this lease upon ten (10) days' written notice to the Lessors and upon such cancellation the Lessee shall have no further obligation to pay rent or to perform any other covenant or agreement contained herein.