

and this lease shall remain in full force and effect according to its terms as provided hereunder; provided, however, that should such taking or condemnation render the premises completely untenable for the purpose of this lease, that said lease shall terminate and the Lessee will be relieved from any liability hereunder, in which case the Lessor shall recover all the damages incurred by such taking or condemnation. For the purposes of this lease the demised premises are to be considered as being rendered completely untenable if taking or condemnation includes:

- a. The main building located on the demised premises, or any part thereof, built according to plot plan attached hereto;
- b. 25% or more of the front depth of the parking area thereof;
- c. 25% or more of the total parking area; or,
- d. such partial taking shall result in cutting off direct access from the demised premises to any adjacent public street or highway.

Lessee Lessor 