

19. Lessee is given the option to renew this lease for a term of five years beginning from the termination date hereof on the same terms and at the same rental provided for herein, provided however that lessee shall give the lessor six months' notice in writing prior to the termination of this lease of its intention to renew the same.

20. In the event that during the term of this lease or any renewal or extension thereof, any material portion of the demised premises or building shall be taken in any proceeding by public authority by condemnation or otherwise, or be acquired for public or quasi-public purposes, then lessee shall have the option of terminating this lease, in which case any unearned rent, taxes, assessments, water rates or other charges paid in advance shall be refunded to lessee. In the event that lessee does not terminate the lease, then the rent shall be reduced in proportion that the amount of floor space and land in the demised premises is reduced by such condemnation or other proceedings. In any proceedings whereby all or a part of said premises are taken, each party shall be free to make claim against the condemning party for the amount of such actual provable damage done to each of them by such proceedings, and for such other damages as the parties may be entitled to.

21. If lessee is prohibited by zoning ordinance from maintaining its business in the premises, this lease shall terminate.

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