

which repairs Lessor covenants to do as soon as practicable after the occurrence of such damage or destruction. Should the building, however, be destroyed or damaged to the extent of fifty (50%) percent or more of its value by fire or other casualty, either party shall have the right to terminate this lease by giving written notice of such intention to either party within sixty (60) days from the date of such destruction or damage, in which event this lease shall terminate as of the date of damage or destruction with the same force and effect as though said date were the date herein definitely fixed for the expiration of the term of this lease and any prepaid rent shall be returned to Lessee.

In the event the demised premises, or any portion thereof, shall be condemned for a public purpose by eminent domain so as to substantially and permanently impair, in Lessee's judgment, the Lessee's use of the demised premises, this lease may be terminated, at the option of the Lessee, as of the date title vests in the condemnor. In the event of a condemnation involving less than the entire demised premises and the Lessee's failure to terminate the lease as a result thereof, the lease shall continue in full force and effect, except that rent shall be equitably abated hereunder in the ratio of the area of the premises so taken to the area of the demised premises before such taking and Lessor shall restore the remaining premises so that the same are capable of use by Lessee as in integrated economic structure for the purposes herein specified.

In the event of bankruptcy of the Lessee or if it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor, at its option, may declare this lease immediately terminated and may take immediate possession of the premises, collecting the rental up to the time of such re-taking or possession.