

Demised Term, all obligations of the Lessee under this Lease shall cease upon the date of the taking and any unearned rent paid by Lessee shall be refunded.

Section 17.3. In the event a portion of the Demised Premises shall be taken or condemned by any competent authority for any public use or purpose during the Demised Term which taking or condemnation shall not substantially interfere with Lessee's use of the Demised Premises for office purposes, then in such event the rent provided in Article 3 shall be reduced by an amount reasonably agreed upon by Lessor and Lessee by reason of such partial taking or condemnation.

ARTICLE 18

Lessee's Certificate

Section 18.1. Lessee shall, without charge, at any time and from time to time, within thirty (30) days after reasonable request by Lessor, deliver a written instrument to Lessor or any other person, firm or corporation specified by Lessor duly executed and acknowledged, certifying:

(a) that this Lease is unmodified and in full force and effect, or if there has been any modification, that the same is in full force and effect and stating any such modification;

(b) whether or not there are then existing any setoffs or defenses against the enforcement of any of the agreements, terms, covenants or conditions of this Lease and any modifications thereof upon the part of Lessee to be performed or complied with, and, if so, specifying the same; and

(c) the dates to which the rent, additional rent and other charges hereunder have been paid.