

lesser taking in or by condemnation or other eminent domain proceedings, the Net Award payable in connection therewith shall be held and administered by the Trustee in the manner provided in paragraph 14(b) for insurance proceeds resulting from damage or destruction to the Leased Premises.

(d) In the event of any temporary requisition referred to in paragraph (c) of this paragraph 15, Lessee shall be entitled to receive the entire Net Award payable by reason of such temporary requisition.

(e) If the cost of any repairs required to be made by Lessee pursuant to paragraph 15(c) shall exceed the amount of the Net Award, the deficiency shall be paid by Lessee. No payments shall be made to Lessee pursuant to paragraphs 15(c) or 15(d) if any default shall have happened and be continuing under this Lease unless and until such default shall have been cured or removed.

(f) For the purposes of this Lease, all amounts payable pursuant to any agreement with any condemning authority which has been made in settlement of or under threat of any condemnation or other eminent domain proceeding affecting the Leased Premises shall be deemed to constitute an award made in such proceeding.

16. Casualty. (a) If the Leased Premises or any part thereof shall be damaged or destroyed by fire or other casualty, and if the estimated cost of rebuilding, replacing and repairing the same shall exceed \$15,000, Lessee shall promptly notify Lessor thereof; and (whether or not such estimated cost shall exceed \$15,000) Lessee shall, with reasonable promptness and diligence, rebuild, replace and repair any damage or destruction to the Leased Premises, at its expense, in conformity with the requirements of paragraph 13(a), in such manner as to restore the same to an economic unit having a fair market value not less than the fair market value which the Leased Premises had immediately prior to such damage or destruction.

(b) Notwithstanding the provisions of paragraph 16(a), if the Leased Premises shall be substantially damaged or destroyed in any single casualty so that the Leased Premises shall be uneconomic for restoration for Lessee's continued use and occupancy in Lessee's business, as determined and certified by the Board of Directors of Lessee, then at Lessee's option, in lieu of rebuilding, replacing or