

terms of this Lease shall cease as of the day possession is taken or acquired by such authority and all rentals shall be paid up to said date and any advanced rentals shall be rebated to Lessee subject to rental proration based on the time of Lessee's occupancy of the leased premises to the time of surrender of possession to such authority.

(b) If twenty-five (25%) percent or more of the square footage of leased buildings is so taken or acquired as hereinabove provided in the next preceding paragraph (a) of this Section 16, or if less than the twenty-five (25%) percent of the square footage of leased buildings is so taken or acquired and the remainder of the leased buildings cannot be made tenantable for the purposes for which Lessee has been using said buildings, Lessee shall have the option to be exercised upon sixty (60) days after notice to Lessee of the filing of such eminent domain action, of terminating this Lease effective as of the date said authority shall have taken or acquired possession.

(c) If this Lease is not terminated as hereinabove provided in paragraphs (a) and (b) of this Section 16, it shall continue in full force and effect as to the remainder of said premises and the rent shall be proportionately reduced as provided in Section 15(b), and Lessor at its own cost and expense shall make all necessary repairs and alterations to the demised premises required by such taking or acquisition.

(d) If any part of the parking areas, driveways and footwalks is taken for any public or quasi-public use under any governmental law, ordinance or regulations, or by right of eminent domain or by private purchase in lieu thereof, this Lease shall not terminate nor the rent payable hereunder be reduced, nor shall the Lessee be entitled to any part of the award made for such taking, except that either Lessor or Lessee may terminate this Lease if the number of square feet in the parking areas, driveways and footwalks after such taking shall be less than seventy (70%) percent of the number of square feet in the parking areas, driveways and footwalks before such taking.

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