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the parties as their interest may appear. For purposes of this Paragraph 8(b), a Total Loss is defined to mean the complete destruction of the improvements on the Premises; a Substantial Loss is defined to mean the destruction or damage of so much of the improvements on the Premises that the proceeds from such policies will not be sufficient to permit the reconstruction of the improvements so that the Buyer or his tenants could use the improvements to operate businesses of size and quality comparable to the businesses that are being operated on said Premises at the time of the execution of this Agreement; a Partial Loss is defined to mean any destruction or damage that is not either a Total Loss or a Substantial Loss. If any such proceeds are paid to Seller, Seller shall be entitled to receive the proceeds up to the full amount of any indebtedness under this Agreement remaining at the time of such receipt and the Buyer shall be entitled to the remainder of such proceeds, if any. If the Buyer receives the proceeds as the result of a Partial Loss, then Buyer shall use such proceeds to repair and restore the damaged Premises to a comparable condition to that in which the Premises were found prior to the occurrence, and otherwise restore the Premises to that condition. Buyer shall, at his cost and expense, cooperate fully with Seller in order to

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