

monthly on a straight line basis over the balance of the particular primary or renewal term of this lease from and after the date of construction or installation) of (1) all leasehold improvements to the demised premises made by Lessee during the term of this lease, and (2) installation cost of Lessee's fixtures and equipment in and to the demised premises, less the condemnation award, if any, that may be made directly to Lessee by the condemning authority.

In the event of a termination of this lease, as hereinabove provided, it is understood and agreed that any such termination shall be without prejudice to the rights of either the Lessor or Lessee to seek a separate award and recover from the condemning authority compensation for such damage caused by condemnation, it being further understood and agreed that neither shall have any rights in the award made to the other by any condemnation authority, except as expressly provided for hereinabove.

15. Bankruptcy, Breach or Default. If at any time during the term hereof and any renewal, proceedings in bankruptcy shall be instituted by or against the Lessee which results in adjudication of bankruptcy or if the Lessee shall file or any creditor of the Lessee shall file, or any person or persons shall file any petition under Chapter 11 of the United States Bankruptcy Code, as the same is now in force or may hereafter be amended, and the Lessee shall be adjudicated bankrupt, or if a receiver of the business or assets of the Lessee be appointed and such appointment shall not be vacated within sixty (60) days after notice thereof to the Lessee, or the Lessee makes an assignment for the benefit of creditors, or any sheriff, marshal, constable or keeper takes possession of the demised premises or property of the Lessee located thereon by virtue of an attachment or execution proceeding, or if any payment of rent shall be past due or unpaid for a period of thirty (30) days following receipt by Lessee of written notice thereof by Lessor, or if

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