17. **EMINENT DOMAIN.** If all of the Leased Premises are taken under the power of eminent domain or conveyed under threat of condemnation proceedings, or if only a part of such Premises are so taken or conveyed and the remainder shall be inadequate or unsatisfactory for Lessee's purposes, then in either event, this Lease shall terminate effective as of the date Lessee is required to give up the right to occupy or use any part of the leased premises. The termination of this Lease as above provided shall not operate to deprive Lessee of the right to make claim against the condemning authority for any damages suffered by Lessee, but Lessee shall have no right to make any claim against Lessor because of such termination. If this Lease is not terminated as above provided, Lessor and Lessee shall agree upon an equitable reduction of the rental. If the parties fail to agree upon such reduction within sixty (60) days from the date of the final award or payment for the part of the leased premises so taken or conveyed, Lessor and Lessee shall each choose one arbitrator, and the two arbitrators so chosen shall choose a third arbitrator. The decision of any two of the arbitrators as to the rental reduction, if any, shall be binding on Lessee and Lessor, and any expense of arbitration shall be divided equally between Lessee and Lessor.

18. **OPTION TO PURCHASE.** (a) At any time after the date hereof and until the end of the term of this Lease, Herb Lepofsky and Jim Gaino, or their assigns (hereinafter "Lepofsky and Gaino"), shall have the option to purchase the Premises described on Exhibit A and B for the sum of One Hundred Fifty Thousand and No/100 Dollars ($150,000.00); provided, however, that one hundred percent (100%) of any and all rental payments made by Lessee during the term of this Lease shall be credited against such purchase price.

(b) Such purchase shall be for cash at Closing. Lessee shall pay for all documentary stamps, and Lessor shall convey good and marketable fee simple title, subject only to the exceptions