

In the event that less than all of the demised premises are taken and if as a result of eminent domain the remaining premises shall be adequate for Lessee's purposes, this Lease shall not terminate but shall remain in full force and effect except that the rental herein reserved shall be reduced by the same percentage as the area taken measured to the nearest whole square foot bears to the entire area of the premises prior to the taking. The word "condemnation" or the words "eminent domain" shall include actual physical taking of the land and improvements including those incidents where the condemnor acquires fee simple title to the area condemned as well as those instances where the condemnor acquires only an easement, right-of-way or an estate of less than fee simple title to the area condemned.

8. Removal of Lessee's Property. Upon the termination of this Lease in any manner, if Lessee shall have faithfully performed all of the terms and conditions of this Lease, Lessee may, at its option and expense, remove from the premises any personal property belonging to it, including all equipment, fixtures, trade fixtures, and appliances installed pursuant to the terms hereof; provided that any damage done to the premises in removing said personal property shall be promptly repaired at Lessee's expense. All equipment, which shall be permanently affixed to the premises so that it cannot be removed, shall become the property of the Lessor.

9. Bankruptcy, Receivership, Etc. If a voluntary petition in bankruptcy be filed by Lessee, or if an involuntary petition in bankruptcy be filed against Lessee and the same be not discharged within sixty (60) days, or if Lessee be adjudicated bankrupt in any court of competent jurisdiction or if a receiver be appointed for its property, or an assignment be made for the benefit of its credits, then the Lessor shall have the right, at his option, to re-enter and forthwith repossess said premises and to annul and terminate this Lease and, at his option, the whole rent for the whole terms of this Lease shall at once become due

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