

In the event that more than twenty-five percent (25%) of the Leased Premises shall be taken by any public authority under the power of eminent domain or like power, then the term hereof shall terminate and rental and all other payments shall be adjusted to the date of such taking. All damages awarded for the taking of the leased Premises shall be the property of the Lessor except that the Lessee shall be entitled to that portion of any award expressly stated to have been awarded to or for the account of Lessee.

8. Lessee may paint, etc., "subject to lessors prior written approval, which shall not be unreasonably or unduly withheld."
9. Improvements and changes to the premises by Lessee is subject to lessors prior written approval, which shall not be unreasonably or unduly withheld.
10. Lessee shall be responsible for and shall pay the costs of repair for any damage to the leased premises caused by the removal of lessees fixtures, appliances and furnishings.
11. Lessee may construct a temporary fence as shown on Exhibit A, and lessee shall be solely responsible for all costs of maintenance, repair and upkeep of said fence. The temporary fence shall be removed no later than June 1, 1984, at the lessee's cost and expense.
12. Lessor reserves the right to re-enter the premises at any time for repairs, maintenances, or inspection.
13. The addendum and exhibit attached hereto are incorporated in this Lease Agreement and the terms and conditions thereof shall be fully enforceable as if set forth in this Lease Agreement.

Recorded March 2, 1984 at 11:15 A.M.

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