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13. If any building hereby let shall be so damaged by fire or other casualty as to be substantially destroyed, then this lease shall cease and come to an end, upon appropriate notice by Lessee to Lessor, and any unearned rent paid in advance by Lessee shall be apportioned and refunded to it, but in case building is not substantially destroyed, then it shall be restored to its condition immediately prior to such damage with due diligence by Lessor, and a just portion of rent herein-after reserved, according to extent of injury or damage sustained by the building, shall be abated until demised premises shall have been so restored and put in proper condition for use and occupancy.

14. In case any portion of leased premises shall be condemned or declared unsafe, or ordered changed or modified by building authorities, or inspectors, or other representatives of duly constituted authority during first five years of term hereof, Lessor, at Lessor's own cost and expense and without delay, will make such changes and/or alterations as may be directed or required, by said duly constituted authorities; but if such changes or modifications shall be ordered by said authorities during said term but after expiration of first five years thereof, then Lessor shall have option of either complying therewith or cancelling this lease, and, in event of such cancellation, any rents paid in advance shall be refunded.

15. In case a part of said premises shall be taken by condemnation so that remaining portion thereof shall not be sufficient for proper conduct of Lessee's business, then Lessee shall have right to cancel this lease, and any rent paid in advance shall be refunded. In event that a part of said premises be taken by condemnation, and Lessee shall be able properly to conduct its business thereon and therein, then rental hereinbefore reserved is to be adjusted in proportion to area so condemned and taken.