

in the reasonable judgment of the Lessee for the uses and purposes for which said premises are then being utilized by the Lessee, the Lessee shall have the right to terminate this lease by giving written notice to the Lessor within thirty (30) days from the date of such taking, specifying in such notice the date thereafter upon which the said lease shall terminate and this lease shall then terminate upon the date specified, and, from the date of such taking to the date upon which this lease shall terminate, the rent shall be reduced proportionately upon the basis of the ratio of the area of the portion taken to the total area of said leased premises. If a portion of the leased premises shall be taken under any condemnation or eminent domain proceedings during the continuance of this lease and the remaining portion of said premises shall, in the reasonable judgment of the Lessee, be suitable and adequate for the uses and purposes of the Lessee, this lease shall be and remain unaffected by such proceedings except that effective as of the date of such taking the rent shall be reduced proportionately according to the area of the portion taken.

ELEVENTH: On or before the termination of this lease by notice from either party to the other, or in any other manner, the Lessee shall remove said gas properties and all of its other property from the leased premises and shall remove all debris and rubbish from said premises and surrender the leased premises to the Lessor free of said property of Lessee and of all debris and rubbish, with all excavations properly filled and in a reasonably satisfactory condition. In the event that the Lessee shall fail to make such removal and restoration, any property of the Lessee remaining upon the leased premises after the termination of the lease shall be deemed to be abandoned by the Lessee and shall become the property of the Lessor, and the Lessor, for a reasonable time after the expiration or other termination of this lease, shall have the right, at the expense of the Lessee, to remove all or any part of such property from the leased premises and to restore the leased premises to the condition hereinabove provided for.