

ment. In case of the Taking of part, but less than all, of the Leased Property, or the taking or condemning by governmental authority of all or any portion of the Leased Property for temporary use or occupancy, this Lease shall continue in force and Lessee shall continue to pay the Basic Rent, Service Rent, and other additional rent provided herein or amounts equal thereto. In the event of the Taking of all of the Leased Property or the eviction of Lessee from all of the Leased Property by title paramount or otherwise, the term of this Lease shall expire and terminate as of the date of such Taking or eviction. Notwithstanding such termination, however, Lessee shall thereafter pay to Lessor an amount equal to the semi-annual installments of Basic Rent under this Lease and an amount equal to the quarterly installments of Service Rent as and when such installments would have been due and payable hereunder but for such expiration or termination and an amount equal to all other additional rent provided for herein as and when such additional rent would have been due and payable hereunder but for such expiration or termination. In the event of such Taking of all of the Leased Property, Lessor shall, if no Payment Default exists, assign to Lessee all of Lessor's right, title and interest in and to the award for such Taking. Upon such Taking of, or eviction from, all of the Leased Property, Lessee shall forthwith notify Lessor and any Assignee in writing thereof, designating a day not more than 60 days nor less than 45 days after such Taking or eviction as the day on which the payment hereinafter provided for will be made, and on such designated day Lessee will pay to Lessor an amount equivalent to the amount specified as the purchase price for the Leased Property in clause (i) of Section 29 in case of a purchase of the Leased Property by Lessee from Lessor on the date of such payment and Lessee shall be relieved thereafter from its obligation to make any payments thereafter accruing as aforesaid in amounts equal to installments of Basic Rent, Service Rent and other additional rent provided for herein.

19. *Indemnification by Lessee.* To the extent permitted by law, Lessee will protect, indemnify and save harmless Lessor and any Assignee from and against all liabilities, obligations, claims, damages, penalties, costs and expenses (including, without limitation, attorneys'