

shall, before renting said premises to any other tenant within said six (6) months' period, notify the Lessee of any bona fide offers received by him for the lease of said premises which he is willing to accept, and the Lessee shall have the right within forty-five (45) days after receipt of said notice to lease the premises upon the same terms and rental as contained in said offers.

(7) If the leased premises or a substantial part thereof so as to render the remainder unsuitable for the purposes of the Lessee are taken under the power of eminent domain, then the Lease shall terminate forthwith. If such taking shall not render the premises unsuitable for the purposes of the Lessee, a just proportion of the rent shall be abated and the Lease shall continue in full force and effect. Any award or damages for any taking under such power shall be paid to the Lessor and the Lessee shall have no claim thereto or interest therein.

(8) If the premises shall be abandoned, or if the Lessee shall be dispossessed therefrom by or under any authority other than the Lessor, or if a petition in bankruptcy shall be filed by the Lessee, or if the Lessee shall file any petition or institute any proceeding under any insolvency or bankruptcy act, or if the Lessee shall make an assignment for the benefit of creditors, or if in any proceedings based on the insolvency of the Lessee or relating to bankruptcy proceedings a receiver or trustee shall be appointed for the Lessee, or if at any time the leasehold estate created hereby shall be taken on execution or by any process of law, then the Lessor, at his option, may terminate

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