

titled to a just proportion of any award for such taking.

Anything in this Paragraph 16 to the contrary notwithstanding, the Lessor shall be entitled in any event to such portion of the award as shall equal (1) the value of the vacant property condemned plus (2) any consequent damage to the remainder of the Lessor's property, and the Lessor's rights in that connection shall be superior and prior to any rights of the Lessee in the award.

17. COVENANTS RUN TO SUCCESSORS, ETC.: It is hereby covenanted and agreed between the parties hereto that all covenants, conditions, agreements and undertakings contained herein shall inure and extend to and be binding on the Lessor, the Lessee, and their respective successors and permitted assigns the same as if they were in every case named and expressed herein.

18. LESSEE TO ACQUIRE: At any time within two (2) years from the date hereof, at the option of either the Lessor or the Lessee, the Lessee shall acquire promptly and convey to the Lessor in exchange for the leased premises other available real property suitable to the Lessor and having an approximate value of One Hundred Fifty-four Thousand Five Hundred Seventy and No/100ths (\$154,570.00) Dollars (less the amount of rent required hereby that the Lessee shall have paid to the Lessor at the time of such exchange); the conveyance of such other property to the Lessor shall be by general warranty deed conveying the fee simple title thereto free and clear of all liens and encumbrances except the lien of current taxes

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