

effective date of any such taking, provided that within 20 days after the effective date of such taking MURPHY shall pay to LESSOR or his assigns an amount equal to the remaining unpaid installments of rental (discounted at an interest rate of 6% per annum from the termination date to the end of the basic term) specified under paragraph 3 above. To the extent of such payment, MURPHY shall be entitled to receive any condemnation award or payment made or to be made with respect to the interest of LESSOR.

(b) In the event the improvements located on the leased premises are wholly or partially destroyed by fire or other casualty so as to render the premises unusable for the purpose of operating a gasoline service station, this lease shall be terminated effective as of the date of such total or partial destruction, provided that MURPHY shall, within 20 days after such date pay to LESSOR, or his assigns an amount equal to the unpaid installments of rental (discounted at an interest rate of 6% per annum from the termination date to the end of the basic term) specified under paragraph 3 above. To the extent of such payment MURPHY shall be entitled to receive the proceeds of any insurance policy maintained by LESSOR on the improvements so destroyed.

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