

written notice thereof be given to the other party within thirty (30) days from the date ^{on which} possession of that part ~~which~~ must be surrendered to the condemning authority. If such taking shall not render the premises unsuitable for the purposes of the Lessee, a just proportion of the rent allocable to the portion taken shall be abated and this 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, except as to any of the Lessee's property taken or damaged.

(4) That in addition to the other measures set forth herein, in the event of bankruptcy of the Lessee or if it should be placed in the hands of a receiver or should it make an assignment for the benefit of creditors, the Lessor, at his option, may declare this lease immediately terminated and may take possession of the premises, collecting the rental up to the time of such re-taking of possession.

(5) That for a period of five (5) years from the effective date of this agreement the Lessee shall have the option to increase the size of the area under lease up to an additional fifty-six thousand two hundred fifty (56,250) square feet at a rental rate of two and two-thirds (2.67¢) cents per square foot per annum. Should the Lessee in the exercise of such option desire to include in the additional area any improvements, the rental for such improvements shall be that as determined by mutual agreement at the time such option is exercised. The exercise of any part of the foregoing option shall automatically extend the term of this lease for an additional period of ten (10) years from

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