

to the nature and extent of the injury to the demised premises until what may remain of the demised premises shall be repaired and rebuilt; and thereafter a just proportion of the rent shall be abated according to the nature and extent of the part of the demised premises acquired or condemned for the balance of the term of the lease, and any extensions thereof.

In the event of any appropriation or taking as contemplated in this Article, the entire award from the condemnor shall be payable to the Landlord in a lump sum and the Landlord and Tenant shall share in the net proceeds thereof in the following fashion:

(a) if this lease shall be terminated as aforesaid, Tenant shall be entitled to the net unamortized value of its total investment cost in the building addition calculated on a straight-line basis over the ten (10) year initial term of this lease, plus the portion of the award attributable to damage to Tenant's trade fixtures and equipment and moving expenses, and the balance of the award shall be retained by the Landlord; or (b) if this lease shall not be terminated as aforesaid, the cost of repair and rebuilding what remains of the demised premises to a condition comparable to that prior to such taking shall be reimbursed to Tenant and the balance of the award shall be retained by Landlord; or (c) if the taking shall occur during the option extension herein provided to Tenant and this lease shall be terminated as aforesaid, Tenant shall be entitled only to the portion of the award attributable to damage to Tenant's trade fixtures and equipment and moving expenses, and the balance of the award shall be retained by Landlord.

INDEMNITY            9. The Tenant will protect, indemnify and save harmless the Landlord and the demised premises from and against any and all loss, damage, cost, expense, liabilities, claims, demands, and causes of action of any nature whatsoever, and any expense incidental to the defense thereof by Landlord, for injury to or death of persons, or loss, or damage to property occurring on the demised premises or on the adjoining sidewalks, streets, alleys or ways, or in any manner directly or indirectly growing out of or in connection with the condition, use, occupancy, or disuse of the

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