

Signs

15. The LESSEE shall have the exclusive right and privilege of erecting and maintaining any appropriate sign or signs for use in connection with its business upon the exterior and/or interior of said demised premises, provided, however, that LESSOR shall not be liable for any damage or injury caused by the negligence of the LESSEE in the maintenance or erection thereof. LESSOR agrees to prohibit the display of any sign or signs on the demised premises other than those erected and maintained by the LESSEE.

Condemnation

16. If the entire demised premises be taken (a) by virtue of condemnation or (b) eminent domain, or (c) for any public or quasi-public improvement or (d) if such a part of the demised premises be so taken that, as a result thereof, the use and occupancy by LESSEE of the remaining portion of the demised premises for the purposes of its business shall be materially affected and the said premises rendered unfit therefor, then and in any of such events, this lease and all obligations of the LESSEE hereunder shall determine and all advance payments of rent, if any, covering periods subsequent to such taking, shall be promptly refunded to the LESSEE, apportioned as of the date of such taking, and the award shall be apportioned between the LESSOR and LESSEE according to law and the rules and practice usual in such cases and a refund payment shall be promptly made by LESSOR to LESSEE for the cost of any improvements, less depreciation, made to the demised premises by the LESSEE. If such a part of the demised premises be so taken as shall not materially affect the use and occupancy by LESSEE for said purposes of the remaining portion of the demised premises nor render them unfit therefor, then and in that event LESSOR shall be entitled to the entire award and shall at his own cost and expense perform such reconstruction work as shall be necessary to render the then existing building fit for such occupancy by LESSEE for its said