

any quasi-public use under any statute or by right of eminent domain, or by private purchase in lieu thereof, then this lease shall automatically terminate as of the date that title shall be taken. If any part of the leased property shall be so taken as to render the remainder thereof unusable for the purposes for which the leased property was leased, the landlords and tenant, shall each have the right to terminate this lease on thirty (30) days notice to the other given within ninety (90) days after the date of such taking. In the event that this lease shall terminate or be terminated, the rental shall, if and as necessary, be equitably adjusted.

(b) If any part of the leased property shall be so taken and this lease shall not terminate or be terminated under the provisions of subparagraph (a) hereof, then the rental shall be equitably apportioned according to the space so taken and its effect on the tenant's business, and the landlord shall, at their own cost and expense, restore the remaining portion of the leased property to the extent necessary to render it reasonably suitable for the purposes for which it was leased.

XIII. TENANT'S LIENS:

The tenant shall indemnify the landlord against any Mechanic's Lien or other lien arising out of the alteration, repair, addition, or improvement by the tenant.

XIV. TENANT'S DEFAULT:

In the event the tenant fails to make any rental payments within ten (10) days after the same has become due, and further fails to make good such delinquency within seven (7) business days after receiving written notice to do so, the landlord may declare this lease in default and may terminate the same and take immediate possession of the premises. In such case the tenant shall be liable for the rent to the date of the landlord's possession and for all reasonable costs, including attorney's fee's, suffered by the landlord in