

shall cease and terminate without further notice. In the event the Landlord fails, within said period of fifteen (15) days, to elect to restore said building to said substantial condition, or fails, within said time, to elect to cancel this lease, then, and in those events, the Tenant, may, within fifteen (15) days thereafter, terminate this lease, on account of said damage or injury to said building as aforesaid. In the event the Tenant, having the right so to do, fails within fifteen (15) days to terminate this lease, then, and in that event, this lease shall be and remain in full force and effect, notwithstanding said building may have been damaged or injured as aforesaid.

In the event said building is damaged or injured by fire or other casualty, to the extent of Sixty-one percent (61%) or less of said building, then, and in that event, the Landlord shall restore said building to the condition that it was in before said fire or other casualty occurred, as soon thereafter as the Landlord can do so by the exercise of reasonable diligence; and the rents due for that part of said term, beginning on the date of said fire or other casualty and ending on the date of said restoration is fully completed, shall be reduced in the proportion that the damaged or injured portion of said building bears to the whole of said building.

XV.

CONDEMNATION

The Landlord reserves all rights to damages to the premises herein leased by reason of the taking of all or any portion thereof by any governmental authority in condemnation proceedings. In case such taking reduced the remaining area of the leased premises to less than 75% of its size or area, this lease shall, at the election of Tenant, be terminated. Such election shall be made by Tenant to Landlord in writing within sixty (60) days of the taking. In the event Tenant does not elect to terminate said Lease, Landlord agrees that it will, at its own expense, do such work to the leased premises as shall be necessary to repair all damage to the remainder of the property occasioned by the taking.