

ARTICLE 16

Signs

Lessee shall have the right to erect such signs in, at or on the leased premises as Lessee, in its sole discretion, deems appropriate; provided, however, that all signs so erected shall comply with all applicable laws and ordinances.

ARTICLE 17

Condemnation

In the event that the entire Demised Premises shall be appropriated or taken under the power of eminent domain by any governmental or quasi-governmental authority, this lease shall terminate and expire as of the date of such taking, and Lessee shall thereupon be released from any further liability hereunder. Lessee shall be entitled to interpose and prosecute in any condemnation proceeding a claim for the value of any improvements constructed or being constructed by Lessee. As between the Lessor and the Lessee, the condemnation money attributable to improvements shall be divided between them as their interest may appear at the time of the taking.

If only a part of the Demised Premises shall be so taken, and, if that part so taken shall contain a portion of a building or other improvement, the award attributable to the improvements shall be divided between the parties as their interest may appear at the time of taking; provided, however, that Lessee shall promptly and without delay make a complete architectural unit of the remainder of any partly taken improvement.

As to any partial taking that pertains to unimproved property, Lessor and Lessee shall participate in any award attributable to said taking as their respective interest may appear.

If the portion of the Demised Premises taken by eminent domain shall reduce the Demised Premises to such an extent as to prevent the Lessee from continuing a commercial operation on the Demised Premises, then Lessee shall have the election to cancel this lease. If this lease is so cancelled, Lessor and Lessee shall share the award as their interest may appear at the time of taking. Lessee's election to cancel and terminate shall be exercised by giving written notice to Lessor within thirty (30) days after Lessee is required to surrender

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