

are vacated pursuant to such notice without prejudice to the right of the LESSEE to recover damages from such governmental authority arising out of such condemnation.

15. FIRE OR OTHER CASUALTY - LESSORS agree at their own expense to procure and maintain during the term of this Lease, or any extension thereof, fire and extended coverage insurance on the leased premises as initially constructed by LESSORS or as improved by LESSORS in an amount equal to the replacement value thereof. If said premises be damaged by fire or other casualty, the following provisions shall apply:

- (a) If the estimate of the costs of repairs be not more than the equivalent of the rental for three (3) years as herein provided, the LESSOR shall proceed to make such repairs as expeditiously as reasonably possible, to restore the premises to a state that is as good or better than the condition thereof immediately prior to the damage.
- (b) If the costs of repair be more than the rental for three (3) years as herein provided, then the LESSEE shall have the option to terminate this lease by giving notice to the LESSOR on or before twenty (20) days of the date of said fire. If the LESSEE does not elect to terminate the lease under such circumstances, then the LESSOR shall be required to repair and restore the premises to a state that is as good or better than the condition immediately prior to the damage and shall do so as expeditiously as is reasonably possible.
- (c) In all events, the LESSOR shall proceed immediately after such damage to secure estimates for repair or restoration and submit copies of same to the LESSEE.
- (d) If the premises are unfit for occupancy as a result of the damage, then all rent shall abate until the premises are restored and ready for occupancy. If the damage is such that the LESSEE determines it appropriate to continue operating its business on the premises, then rent shall abate in proportion to the useable space until repairs are completed.

16. HOLDING OVER - If the LESSEE should hold over after the termination of this lease, thereafter the tenancy shall be from month to month in the absence of a written agreement to the contrary.