

domain, the Tenant shall have no claim or interest in or to any award of damages for such taking, and, at the election of the Landlord, this Lease shall forthwith terminate.

15. FIRE or OTHER CASUALTY. In case of the destruction of said building or premises by fire or the elements, during the term hereby created, or previous thereto, or such partial destruction thereof as to render the premises demised wholly untenable or unfit for occupancy, or should they be so badly injured that the same cannot be repaired within ninety days from the happening of such injury, then in such case the term hereby created or any extension thereof shall cease and become null and void from the date of such damage or destruction, and then the Tenant shall immediately surrender said premises and all its interest therein to the Landlord, and the Tenant shall pay rent within said term only to the time of such surrender; and in case of such destruction or partial destruction, the Landlord may re-enter and reposses said premises discharged from this lease and may remove all parties therefrom. But should said premises be repairable within ninety days from the happening of said injury, the Landlord may enter and repair the same with all reasonable speed, and the rent shall not accrue after said injury or while repairs are being made, but shall recommence immediately after said repairs shall be completed. But if said premises shall be so slightly injured by fire or the elements as not to be rendered untenable and unfit for occupancy, then the Landlord agrees to repair the same with reasonable promptitude, and in that case the rent accrued and accruing shall not cease or determine. The Tenant shall immediately notify the Landlord in case of fire.

TEN OFFICES
THOMAS J. WILSON, P. A.
BRIGHTON, N. J.