

(30) days from the date of such damage or destruction, then the Tenant may at its option terminate this Lease by written notice to the Landlord. If the demised premises shall be damaged or destroyed by fire or other casualty related to or caused by Tenant's occupancy thereof, then the Tenant shall be responsible for the repair, rebuilding or reconstruction thereof.

8. If the demised premises or any part thereof should be taken under power of eminent domain by any lawful authority, then the Tenant shall be entitled to receive the value of any improvements installed by or constructed by it.

9. If either party should neglect to perform any covenant, agreement or condition herein provided on its part to be done and performed for thirty (30) days after receipt of written notice of such neglect and failure to perform, then in any such event or default, the other party may, at its option, terminate this Lease without waiver of or prejudice to any other rights or remedies which it might possess.

10. The Tenant shall not sublet the demised premises or any part thereof nor assign this Lease for the whole or any part of the term thereof except by and with the written approval and consent of the Landlord, which consent shall not be reasonably withheld. Provided, however, the Tenant may assign this lease to a corporation more than fifty per cent (50%) of the stock of which is owned by the Tenant or any of them, but in such event the Tenants individually shall not be relieved of their responsibilities under this Lease.

11. At the expiration of the term of this Lease or its sooner lawful termination, the Tenant shall have the right to take and remove all trade fixtures, furnishings and equipment owned and installed by it in the conduct of its business on the demised premises; provided, however, that in doing so the Tenant shall

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