

THIRTEENTH: In the event that the entire leased premises (or such portion thereof as shall render the remainder untenable within the contemplation of this lease) shall be taken under the power of eminent domain, the Tenant upon notice at the time of such taking to the Landlord, may terminate this lease effective on the date on which the Tenant is deprived of physical possession of said premises, and each party shall look to the taking authority for compensation for any and all damages, loss or injury that he or it may suffer as the result of such taking.

FOURTEENTH: Landlord agrees to pay to the Wm. Goldsmith Co., Inc., Agent, as compensation for its service rendered in procuring this lease 6% of all rentals thereafter paid by Tenant under this lease as well as one half (1/2) the first month's rent in its entirety. Landlord agrees that if this lease is extended, or if any new lease is entered into between Landlord and Tenant covering leased premises, or any part thereof, then in either of said events, Landlord in consideration of Agent's having procured Tenant hereunder, agrees to pay to Agent 6% of all rentals paid to Landlord by Tenant under extension or new lease. Agent agrees in the event Landlord sells leased premises that upon Landlord furnishing Agent with an agreement signed by purchaser, assuming Landlord's obligations to Agent under this lease, Agent will release original Landlord from any further obligations to Agent hereunder. Tenant agrees that if this lease is assigned by him he will secure from Assignee an agreement in writing by Assignee recognizing obligation to Agent, and agreeing to pay rental to Agent herein named during period covered by lease, any extensions thereof and any new lease between Landlord and Tenant. Agent is named as a party to this contract solely for the purpose of enforcing its rights under this paragraph and it is understood by all parties hereto that Agent is acting solely in the capacity as agent for Landlord to whom Tenant must look in regard to all covenants, agreements and warranties herein contained and that Agent shall not be liable to Tenant in regard to any matter which may arise by virtue of this lease.

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