

and/or its fixtures and other equipment installed by it but only if such award shall be in addition to the award for the land and the building (for portion thereof) containing the demised premises. Tenant agrees not to make any claims against Landlord, or against Landlord's award, for the value of Tenant's unexpired term.

Section 20.02. If the entire demised premises shall be taken as aforesaid, or should such taking be so substantial as to prevent Tenant from occupying and using the premises for the purposes intended, then, in such event, this Lease shall terminate and shall become null and void from the time possession thereof is required for public use and from that date, the parties hereto shall be released from further obligation hereunder, but in the event a portion only of the demised premises shall be so taken or condemned then Landlord, at its own expense, shall as promptly as possible repair and restore the portion not affected by the taking and thereafter the minimum rental to be paid by Tenant shall be equitably and proportionately adjusted.

In the event of any such taking, should the parties hereto be unable to agree upon any issue involving whether the taking is sufficiently substantial to preclude Tenant's use of the property for the purposes intended, or should they be unable to agree upon an equitable and proportionate adjustment of the minimum rental, in the event of a partial taking, then, in such event, the matter shall be referred to an arbitration committee consisting of one member to be designated in writing by the Landlord, a second member of such committee to be designated in writing by the Tenant, and a third member to be selected and designated by the first two members. The decision of such arbitration committee shall be final and binding and conclusive as to the rights of the parties hereunder.

ARTICLE XXI - OPTION TO EXTEND TERM

Section 21.01 Provided Tenant is not in default hereunder, either on the date it exercised the within option or on the last day of the original term, Tenant shall have the right to renew this Lease for two (2) renewal terms of five (5) years each, the first to commence on the day following the expiration date of the original term hereof and the end five (5) years thereafter, upon the same

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