

judgment of Lessee the portion of the Leased Premises so taken is sufficient to fulfill the conditions set forth in clause (ii) of this paragraph 15(b). Lessor shall be conclusively presumed to have accepted such offer to purchase and, if Lessee shall not be in default under this Lease on such termination date, Lessor shall cause to be transferred and conveyed the remaining portion of the Leased Premises, if any, to Lessee or its designee upon the terms and provisions set forth in paragraph 19; and Lessor shall assign and cause to be assigned to Lessee or its designee all right, title and interest of Lessor in and to the Net Award, as hereinafter defined (whether or not such Net Award or any part thereof shall have been received by Lessor), against payment by Lessee of the purchase price therefor, together with all instalments of Basic Rent and all other sums then due and payable under this Lease to and including such termination date; and this Lease shall terminate on such date, except with respect to obligations and liabilities of Lessor and Lessee under this Lease, actual or contingent, which have arisen on or prior to such date. In the event of the termination of this Lease pursuant to this paragraph (b), and if Lessee shall have purchased the Leased Premises pursuant to this paragraph (b), Lessee or its designee shall be entitled to the Net Award. The term Net Award as used in this paragraph 15 shall mean the entire award payable in connection with any taking referred to in this paragraph 15 less any expenses incurred in collecting such award.

(c) If (i) a portion of the Leased Premises shall be taken in or by condemnation or other eminent domain proceedings pursuant to any law, general or special, which taking is not sufficient to authorize or require that Lessee give notice of its intention to terminate this Lease as provided in paragraph (b) of this paragraph 15, or (ii) the use or occupancy of the Leased Premises or any part thereof shall be temporarily requisitioned by any governmental authority, civil or military, then this Lease shall continue in full effect without abatement or reduction of Basic Rent, Additional Rent, or other sums payable by Lessee hereunder, notwithstanding such taking or requisition. Lessee shall, promptly after any such taking or requisition and at its expense, repair any damage caused by any such taking or requisition in conformity with the requirements of paragraph 13(a), so that, after the completion of such repair, the Leased Premises shall be, as nearly as possible, in a condition as good as the condition thereof immediately prior to such taking or requisition. In the event of any such