

by giving written notice to the Tenant within thirty (30) days of such occurrence, even though the premises occupied by the Tenant have not become untenable.

(c) If this lease is terminated under any of the provisions of this Paragraph FIFTEEN rent shall cease as of the date of occurrence of the fire or other casualty.

(d) The Landlord's obligation to repair or rebuild pursuant to this Paragraph FIFTEEN shall be limited to a basic building and the replacement of any interior work which may have originally been installed at Landlord's costs and shall specifically not extend to any alterations or trade fixture Tenant may make or install on or in the leased premises. Except as herein provided, there shall be no obligation to repair or rebuild in the case of fire or other casualty.

SIXTEEN. EMINENT DOMAIN. (a) If ten (10%) percent of the ground floor area of the leased store space, or if fifteen (15%) percent of the ground area of the shopping center shall be acquired or condemned by right of eminent domain for any public or quasi-public use or purpose, then Landlord at its election may terminate this lease by giving notice to Tenant of such termination, and in such event rent hereunder shall be apportioned and adjusted as of the date of termination.

(b) If the term of this lease shall not be terminated, then this lease shall remain in full force and effect, and Landlord shall, within a reasonable time after possession is physically taken under the right of eminent domain, repair or rebuild what may remain

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