

vesting of title, of their election. In the event the Lessees shall remain in possession and occupation of the remaining portion, all the terms and conditions of this Lease shall remain in full force and effect with respect to such remaining portion, except that the rent reserved to be paid hereunder shall be equitably adjusted according to the amount and value of such remaining space.

The entire award of damages or compensation for the property taken, or the amount paid pursuant to the private purchase in lieu thereof, whether such condemnation or sale be total or partial, shall belong to and be the property of the Lessors, and the Lessees hereby assigns to Lessors any and all such award or purchase price. Nothing herein contained shall be deemed or construed to prevent Lessees from interposing and prosecuting in any condemnation proceeding a claim for the loss of business, or depreciation to damage to, or cost of removal of, or for the value of stock, trade fixtures, furniture, and other personal property belonging to the Lessees and in the case of a partial condemnation of the leased property, the cost, loss, or damages sustained by Lessees as the result of any alterations, modifications, or repairs which may be reasonably required of the Lessees in order to place the remaining portion of the leased property not so condemned in a suitable condition for Lessee's further occupancy.

8. Subordination. This Lease shall be subject and subordinate at all times to any ground or underlying lease, to the lien of any mortgage which may now or hereafter affect the leased property, and to all renewals, modifications, amendments, consolidations, replacements, or extensions thereof. The Lessees will execute and deliver any instrument which may be reasonably required by the Lessors in confirmation of such subordination promptly upon the Lessors' request. The Lessors, however, will exercise their best efforts to arrange with the holder of any such underlying lease or

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