

Lessee shall remain liable for any deficiency in rental which shall be paid upon demand therefor to Lessor.

19. Condemnation. If the whole of the leased premises shall be taken or condemned in any eminent domain, condemnation or like proceeding by any competent authority for any public or quasi-public use or purpose (including, for the purposes of this Section, any voluntary conveyance in lieu of such proceeding), or if the portion thereof shall be taken or condemned as to make it unreasonable to use the remaining portion for the conduct of Lessee's business, then in any of such events, the term of this Lease shall cease and terminate as of the date of such taking or condemnation, and any award for such taking or condemnation shall belong to the Lessor provided, however, that Lessee shall have the right to claim and recover from the condemning authority, but not from Lessor, such compensation as may be separately awarded or recoverable by Lessee in Lessee's own right on account of any and all damages to Lessee's business by reason of the condemnation and for or on account of any cost or loss to which Lessee might be put in removing Lessee's merchandise, furniture, fixtures, leasehold improvements, and equipment. Notwithstanding the earlier termination, the Lessee shall continue to pay the rent hereunder and to make all other payments required hereunder until such time as the Lessee vacates the leased premises or shall be required to surrender possession of the leased premises as a consequence of such taking or condemnation, but not thereafter.

If only a part of the leased premises shall be taken or condemned and the taking or condemnation of such part does not make it unreasonable to use this remainder for the conduct of Lessee's business, this Lease shall not terminate. In such event, the entire award shall belong to the Lessor and out of the award to the Lessor and subject to the prior rights of any Mortgagee, so much thereof as shall be reasonably necessary to repair any damage to the building and other improvements on the leased premises or to alter or modify them so as to render them a complete and satisfactory architectural unit (including parking facilities) shall be expended by Lessor for that purpose. During the period of restoration and thereafter the rent hereunder shall be equitably reduced and abated in proportion to that portion of the leased premises of which the Lessee shall be deprived on account of such taking or condemnation.

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