

BOOK 1160-2-997

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a single payment of such indebtedness and shall be made by Buyer on the date of the receipt of the award by Buyer. Buyer shall be entitled to the entire award resulting from a Total or Substantial Taking.

(d) Partial Taking: On a Partial Taking, the Agreement shall remain in full force and effect and Buyer shall continue to pay the amounts due under this Agreement. Buyer shall be entitled to the award resulting from any Partial Taking. Said award or payment, or any portion thereof, may, at the sole option of the Buyer, be forwarded to Seller rather than applied to restoration of the property, to be applied toward payment of the amount due under this Agreement. Upon any such payment the remaining payments due under this Agreement shall be proportionately reduced to reflect such prepayment, recognizing the potential reduced earning power of the property after such taking.

16. Bankruptcy and Insolvency. If, after the closing:

- (a) the Buyer be adjudicated a bankrupt or adjudged to be insolvent;
- (b) a receiver or trustee shall be appointed for the aforesaid Buyer's property and affairs;
- (c) the Buyer shall make an assignment for the benefit of creditors or shall file a petition in bankruptcy or insolvency or for reorganization

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