

cease and become null and void from the date of such damage or destruction, and in such event the Tenant shall immediately surrender such premises to the Landlord, and the Tenant shall pay rent within said term only to the time of such injury. But should said premises be repairable within ninety (90) days from the happening of said injury, the Landlord may enter and repair the same with all reasonable speed, and the rent shall not accrue after said injury or while repairs are being made but shall recommence immediately after said repairs shall be completed. But if said premises shall be so slightly injured by fire or by the elements as not to be rendered untenable and unfit for occupancy, then the Landlord agrees to repair the same with reasonable promptitude, and in that case rent accrued and accruing shall not cease or terminated but shall be proratable depending upon the extent of the injury. The Tenant shall immediately notify the Landlord in case of fire or other injury to the premises.

14. If the property, or any part thereof wherein the demised premises are located, shall be taken by public or quasi public authority under any power of eminent domain, the Tenant shall have preserved to it the right to make such claim in or to