

order to comply with such requirements the cost to Landlord or Tenant, as the case may be, shall exceed a sum equal to one year's rent, then Landlord or Tenant who is obligated to comply with such requirements is privileged to terminate this lease by giving written notice of termination to the other party, by registered mail, which notice shall eliminate necessity of compliance with such requirement by party giving such notice unless party receiving such notice of termination shall, before termination becomes effective, pay to party giving notice all costs of compliance in excess of one year's rent or secure payment of said sum in manner satisfactory to party giving notice.

CONDEMNATION 14. If the whole of the leased premises, or such portion thereof as will make premises unuseable for the purposes herein leased, be condemned by any legally constituted authority for any public use or purpose, then in either of said events the term hereby granted shall cease from the time when possession thereof is taken by public authorities, and rental shall be accounted for as between Landlord and Tenant as of that date. Such termination, however, shall be without prejudice to the rights of either Landlord or Tenant to recover compensation and damage caused by condemnation from the condemnor. It is further understood and agreed that neither the Tenant nor Landlord shall have any rights in any award made to the other by any condemnation authority.

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ASSIGNMENT
SUBLETTING

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15. Tenant may not sublease or assign all or portions of the leased premises to others without the written consent of Landlord endorsed hereon, except such subleases or assignments are permitted to anyone kin to the Tenant by blood or by marriage without such consent. Consent of Landlord otherwise, however, shall not, in any case, be unreasonably withheld.

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