

this lease by giving written notice to such intention to either party within sixty (60) days from the date of such destruction or damage.

In the event the demised premises, or any portion thereof, shall be condemned for a public purpose by eminent domain so as to substantially and permanently impair the Lessee's use of the leased premises, this lease shall be terminated, at the option of the Lessee, as of the date title vests in the condemnor.

In the event of bankruptcy of the Lessee or if it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor, at its option, may declare this lease immediately terminated and may take immediate possession of the premises, collecting the rental up to the time of such re-taking of possession.

The Lessor covenants that the Lessee, upon paying the rental above reserved and keeping and performing each and every covenant and condition of this lease, shall and may peacefully and quietly have and hold the demised premises for the term aforesaid, subject, however to the terms and conditions of this lease.

No waiver by the Lessor or Lessee of a breach of any covenant or agreement contained herein on the part of the other shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement.

The Lessee is hereby given the option to renew this lease at a new rental to be mutually agreed upon by the parties for an additional period of five (5) years upon the same remaining terms as are herein set forth, provided that it shall give to the Lessor written notice of its intention to so renew at least six (6) months prior to the expiration of the primary term.

The Lessee shall have the right to sublease or assign this lease of the demised premises only with the approval of the Lessor