

(c) Any insurance required to be provided by Tenant pursuant to this lease may be provided by blanket insurance covering the Demised Premises and other locations of Tenant provided such blanket insurance complies with all of the other requirements of this lease with respect to the insurance involved and such blanket insurance is acceptable to any Mortgagee.

SECTION 15. Waiver of Subrogation: All insurance policies carried by either party covering the Demised Premises, including but not limited to contents, fire and casualty insurance, shall expressly waive any right on the part of the insurer against the other party. The parties hereto agree that their policies will include such waiver clause or endorsement so long as the same shall be obtainable without extra cost, or if extra cost shall be charged therefor, so long as the other party pays such extra cost. If extra cost shall be chargeable therefor, each party shall advise the other thereof and of the amount of the extra cost, and the other party, at its election, may pay the same, but shall not be obligated to do so.

SECTION 16. Destruction: (a) In the event that, at any time during the term of this lease, the buildings and improvements on the Demised Premises shall be destroyed or damaged in whole or in part by fire or other cause within the extended coverage of the fire insurance policies carried by Tenant in accordance with this lease, then, Tenant, at its own cost and expense, shall, subject to the provisions of paragraph (b) of this Section 16, cause the same to be repaired, replaced or rebuilt within a period of time which, under all prevailing circumstances, shall be reasonable; provided, however, that Tenant shall in no event be obligated to expend any amount in excess of the amount of the insurance proceeds received by Tenant by reason of such damage or destruction in connection with said repair, replacement or rebuilding.

(b) If the aggregate floor area of the destroyed improvements resulting from such fire or other cause shall exceed fifty (50%) per cent of the aggregate floor area of all buildings on the Demised Premises immediately prior to such damage or destruction, or if such destruction shall occur during the last five (5) years of the initial term or any extended term hereof, or in the event the mortgagee of Tenant fails to pay or disburse to Tenant proceeds of insurance at least equal to the cost of restoration and repair of the destroyed improvements, Tenant shall have the right, but not the obligation, to elect not to repair, replace or rebuild any such damaged or destroyed improvements, as the case may be, and to terminate this lease by giving written notice of termination to Landlord on or prior to the date twelve (12) months after the occurrence of such damage or destruction, and upon the giving of such notice of termination the term of this lease shall expire and come to an end on the last day of the calendar month in which such notice shall be given, with the same force and effect as if said day had been originally fixed herein as the expiration date of the term of this lease, and neither party shall have any further rights or liabilities hereunder.

(c) In the event Tenant has the right to terminate this lease pursuant to subparagraph (b) above and elects instead to repair, replace, or rebuild such improvements, and in the event such election is made either after the time for the exercise of the renewal option pursuant to Section 32 hereof or during the term of any such renewal, then and in that event Tenant shall have the right to exercise an option to extend this lease such that the term shall be no less than fifteen (15) years after the date of the exercise of such option at the same rental that would have otherwise been payable under this Lease had such damage or destruction not occurred and the term of this Lease been extended. If the aforesaid option to extend the term of this