

PFI

(d) The Tenant shall have the option during such extended term of cancelling this lease on April 30th of any year of said term without any obligation to purchase the demised premises upon giving to the Landlord not less than one (1) year's prior written notice of its election so to do.

If the Tenant elects to exercise the option to extend the term of this lease which is contained in this Article, it must do so by giving to the Landlord written notice of such election not less than six (6) months prior to the expiration of the term of this lease.

BANKRUPTCY, INSOLVENCY

Art. 20. It is mutually agreed that if the Tenant shall file a petition in bankruptcy, or make an assignment for the benefit of creditors, or if the Tenant be adjudicated a bankrupt or insolvent, or if Tenant shall file any petition or institute any proceeding under any Insolvency or Bankruptcy Act seeking to effect a reorganization or a composition, or if a receiver or trustee shall be appointed for Tenant or the leased premises and be not discharged within one hundred twenty (120) days, or if the leasehold estate created hereby shall be taken on execution or by any process of law and be not released within one hundred twenty (120) days, then, in any such case, it shall be lawful for the Landlord, at its option, and without notice, to declare the term ended and this lease terminated, and to enter into the demised premises, or any part thereof, either with or without process of law, and to expel the Tenant or any person occupying the premises, using such force as may be necessary so to do, and so to repossess and enjoy the premises as in Landlord's former estate.

CONDEMNATION

Art. 21. If the entire demised premises are appropriated or taken under the power of eminent domain by any public or quasi-public authority, this lease shall terminate and expire on the date of such taking and within thirty (30) days after such taking (1) the Landlord shall convey to the Tenant all of the Landlord's right, title and interest in and to the demised premises and assign to the Tenant the award to be paid as a result of such taking, and (2) the Tenant shall at the time of delivery of the aforesaid conveyance and assignment to it pay to the Landlord by cash or by check the purchase price which shall be a sum equal to the aggregate of the monthly installments of rent becoming due during the term of this lease provided in Article 3 hereof which has not expired at the date of termination and expiration after commuting each such installment at the rate of 5-1/4 % per annum from the stated due date to the date of termination and expiration.

If less than the whole area of the demised premises is appropriated or taken by any public or quasi-public authority, then and in such event the Tenant shall have the option of either

(I) purchasing the demised premises and any award to be paid as a result of the taking of part of the demised premises, in which event within sixty (60) days after such taking (a) the Landlord shall convey to the Tenant the

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