

enjoy throughout the term of this Lease the exclusive, quite, peaceable and uninterrupted possession of the leased premises.

XVII.

The Lessor further covenants that if, during the term of this Lease, a part only of the leased premises is taken for public use under the right or laws of eminent domain, and if the balance thereof, in the opinion of the Lessee, is not suitable for its purposes, the Lessee, at its option, may cancel and terminate the Lease forthwith, by giving notice of such termination to the Lessor, but if the Lessee shall elect not to terminate the Lease the monthly rental thereafter to be paid by the Lessee shall be reduced by an amount which bears the same ratio to the rent herein required which the area taken bears to the total area prior to the taking.

XVIII.

It is expressly understood and agreed by both parties hereto that any holding over of the leased premises by the Lessee at the end of the term of this Lease, pending negotiations for a renewal thereof or otherwise, shall be on a month to month basis hereunder only, and in no event shall such holding over be construed as a renewal of the Lease.

XIX.

Lessor further covenants that if, during the term of this Lease it receives an acceptable offer by a third party to purchase the leased premises, Lessor shall first give the Lessee the refusal of said premises upon the terms and conditions

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