

terms hereof, any insurance proceeds received by Lessor by reason of insurance in favor of Lessor pursuant to Article 13 shall remain the property of Lessor free of any claim or claims by Lessee thereto. None of such proceeds shall be applied to, or be an offset against, any rent or additional rent payable by Lessee hereunder.

Section 16.6. There shall be no abatement or reduction of rent or additional rent during Demised Term by reason of such destruction or damage.

ARTICLE 17

Eminent Domain

Section 17.1. In the event the Demised Premises shall be taken by or pursuant to any governmental authority or through the exercise of the right of eminent domain, Lessor and Lessee shall join and cooperate in resisting such proceeding if such resistance is feasible and desirable to Lessor and Lessee, and if it is not, shall join and cooperate in prosecuting their respective claims for damages incurred from the successful exercise of such right or proceeding. Lessee reserves unto itself all damages awarded which are based upon its leasehold interest and ownership of trade fixtures, signs, equipment, and interruption of business. Lessor reserves unto itself all damages awarded which are based upon its underlying fee simple title in the Demised Premises and Lessor's interest in this Lease.

Section 17.2. If the whole of the Demised Premises shall be taken or condemned by any competent authority for any public use or purpose, or so much thereof so that Lessee is prevented from using the Demised Premises for office purposes, during the

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