

the term of this Lease or any extension hereof, or any other holdover occupancy, and Lessee hereby waives all claims against Lessor for damage to goods, wares and merchandise and any and all other property, including loss of use of the leased premises, due to any cause whatsoever, except the sole negligence of Lessor during the term of this Lease or extension hereof, or any other holdover occupancy.

13. Condemnation. If the whole of the leased premises shall be taken or condemned in any eminent domain, condemnation or like proceeding by any competent authority for any public or quasi-public use or purpose (including, but the purposes of this Section, any voluntary conveyance in lieu of such proceeding), or if such portion thereof shall be taken or condemned as to make it unreasonable to use the remaining portion for the conduct of Lessee's business, then in any of such events, the term of this Lease shall cease and terminate as of the date of such taking or condemnation, and any award for such taking or condemnation shall belong to the Lessor provided, however, that Lessee shall have the right to claim and recover from the condemning authority, but not from Lessor, such compensation as may be separately awarded or recoverable by Lessee in Lessee's own right on account of any and all damages to Lessee's business by reason of the condemnation and for or on account of any cost or loss to which Lessee might be put in removing Lessee's merchandise, furniture, fixtures, leasehold improvements and equipment. Notwithstanding the earlier termination, the Lessee shall continue to pay the rent hereunder and to make all other payments required hereunder until such time as the Lessee vacates the leased

0677

4328-RV-27