

any award of damages for such taking in accordance with its interest therein. If such taking shall prevent the reasonable use and enjoyment of the demised premises, the Tenant shall have the option to terminate this Agreement, but subject to such claims as it may have for the taking of the premises or any part thereof.

15. The Landlord warrants and represents that the Landlord is the owner of the premises, free from all liens and encumbrances, and that the Tenant shall have sole and exclusive possession of the premises during the original term and any extension of this Agreement, and the Landlord does further warrant and agree to defend any adverse claims against the premises or the Tenant during the term of this Agreement, or any extension thereof.

16. In case of violation by either party hereto of the covenants, agreements and conditions contained in this Agreement, or any or either of them, and upon failure to discontinue such violation within fifteen (15) days after notice in writing of such violation addressed by the injured party to the other party, this Agreement shall thence forth, at the option of the injured party, become null and void, and the rent in such case shall be apportioned and paid on and up to the date of termination of the Agreement, and the party causing the violation of this Agreement shall be liable for all loss or damage resulting from such

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