

(c) If Landlord undertakes to restore, rebuild, or repair the Premises, and such restoration, rebuilding, or repair is not accomplished within a reasonable time, and such failure does not result from causes beyond the control of Landlord, Tenant shall have the right to terminate this Lease upon thirty (30) days' written notice to Landlord.

(d) Landlord shall not be responsible to carry fire, casualty, or extended damage insurance on the person or property of Tenant or any personal property which may now or hereafter be placed in the Premises.

15. CONDEMNATION: If the whole of the Premises, or more than twenty-five (25%) percent of the floor area of the building locate thereon, shall be taken or condemned by any competent government authority, or the parking facilities are reduced below the minimum parking requirements imposed by applicable authorities, then either party may elect to terminate this Lease by giving notice to the other party not more than sixty (60) days after the date on which such title shall vest in the authority. In case of taking or condemnation, whether or not the Term of this Lease shall cease and terminate, the entire award shall be the property of Landlord. Tenant may file such claims as are permitted by law for the loss of its leasehold interest, business dislocation damages, moving expense, and other damages caused by such taking or appropriation provided that such claim shall not interfere in any manner with any claim Landlord may have pursuant to such taking appropriation. Tenant in no event shall have any claim against Landlord for the value of any unexpired Term of the Lease. Tenant's obligation to pay rent shall be apportioned or end, as the case may be, as of the date of vesting of title or termination of this Lease. Any purchase of all or a portion of the Premises in lieu of a taking of condemnation under powers of eminent domain shall be a taking of condemnation thereof.

16. DEFAULT BY TENANT: In the event Tenant shall default in the payment of rent, and such default shall continue for a period of five (5) days, or if Tenant shall default in the performance of any other covenants or agreements of this Lease and such default shall continue for ten (10) days after written notice thereof, or if Tenant should become bankrupt or insolvent or any debtor proceedings be taken by or against Tenant, then and in addition to any and all other legal remedies and rights, Landlord may declare the entire balance of the rent for the remainder of the Lease Term to be due and payable and may collect the same by distress or otherwise and Landlord shall have a lien on the personal property of Tenant which is located in the Premises, and in order to protect its security interest in the said property, Landlord may without first obtaining a distress warrant, lock up the Premises in order to protect said interest in the secured property, or Landlord may terminate this Lease and retake possession of the Premises, or enter the Premises and relet the same without termination, in which later event Tenant covenants and agrees to pay any deficiency after Tenant is credited with the rent thereby obtained less all repairs and expenses (including the expenses of obtaining possession), or Landlord may resort to any two or more of such remedies or rights, and adoption of one or more such remedies or rights shall not necessarily prevent the enforcement of others concurrently or thereafter. Tenant also covenants and agrees to pay reasonable attorney's fees and costs and expenses of Landlord, including court costs, if Landlord employs an attorney to collect rent or enforce other rights of Landlord herein in the event of any breach as aforesaid and the same shall be payable regardless of whether collection or