

that event, the Lessee may either cancel or terminate this Lease, as of the date when the part of the premises so taken shall be required for such public use or purpose, or said Lessee may continue to occupy the remaining portion, provided, however, the Lessee shall give written notice to the Lessor, within fifteen (15) days after the date of such vesting of title, of its election. In the event Lessee shall remain in possession and occupation of the remaining portion, all the terms and conditions of this Lease shall remain in full force and effect with respect to such remaining portion, except that the rent reserved to be paid hereunder shall be equably adjusted according to the amount and value of such remaining space; and provided further that Lessor shall, at Lessor's own expense, promptly and with all reasonable diligence (subject to strikes, lockouts, inability to procure material and labor in the free market, governmental restrictions, fire, the elements and other extraordinary conditions beyond lessor's reasonable control) do such work as to make a complete architectural unit of the remainder of the building on the Leased Premises, and this Lease shall continue for the balance of its term, subject to the terms and conditions herein stated.

The entire award for damages or compensation for the premises taken, or the amount paid pursuant to private purchase in lien thereof, whether such condemnation or sale be total or partial, shall belong to and be the property of the Lessor, and the Lessee hereby assigns to Lessor any and all such award or purchase price. Nothing herein contained shall be deemed or construed to prevent Lessee from interposing and prosecuting in any condemnation proceeding a claim for the value of any trade fixtures installed in the Leased Premises by Lessee, and in the case of a partial condemnation of the Leased Premises, the cost, or damages, sustained by Lessee as a result of any alterations, modifications or repairs which may be reasonably required of Lessee in order to place the remaining portion of the Leased Premises not so condemned in a suitable condition for Lessee's further occupancy.

## XVI. INSURANCE

**Lessee's Responsibility.** Lessee shall from the time of the execution of this agreement and throughout the term of this Lease, at Lessee's sole expense, carry and maintain comprehensive general public liability and property damage insurance with liability limits of not less than \$500,000 per person and \$1,000,000 per occurrence, and property damage limits of not less than \$500,000 per occurrence, insuring against all liability of Lessee arising out of and in connection with Lessee's occupancy of the Leased Premises. Such insurance shall name Lessor as an additional insured. Lessee shall be responsible for and carry insurance for window glass in the Leased Premises.

**Lessor's Responsibility.** Lessor shall from the time of the execution of this agreement and throughout the term of this Lease, at Lessor's sole expense, carry and maintain comprehensive general public liability and property damage insurance with liability limits of not less than \$500,000.00 per person and \$1,000,000.00 per occurrence, and property damage limits of not less than \$500,000.00 per occurrence, insuring against all liability of Lessor arising out of and in connection with Lessor's