

Section 20. EMINENT DOMAIN: In the event all of the demised premises shall be appropriated or taken under the power or eminent domain, or sold by Lessors under threat of the appropriation or taking under such power, this Lease shall terminate and expire as of the date of such taking and Lessee shall thereupon be released from further liability hereunder. In such event, all prepaid rent shall be refunded to Lessee.

In the event part of the demised premises shall be appropriated or taken under the power of eminent domain, or sold by Lessors under threat of the appropriation or taking under such power, the Lessee shall have the right to cancel and terminate this Lease by giving Lessors written notice of such cancellation within sixty (60) days of the receipt by Lessee from Lessor of written notice that the premises have been so taken or appropriated. In the event Lessee elects to so terminate, Lessee shall thereupon be released from further liability hereunder and all prepaid rent shall be refunded to Lessee.

In the event of such taking or appropriation of the demised premises or a part of them, Lessee shall have no right to participate in any award of just compensation paid by the condemning authority, except that Lessee shall be entitled to just compensation for any fixtures or equipment belonging to Lessee taken by the condemning authority. However, it is agreed that in the event of such taking or appropriation, Lessee shall be entitled to seek and receive any and all benefits available to Lessee as and for relocation benefits, business interference or other consequential damages resulting from such taking or appropriation.

In the event of a partial taking and Lessee's election not to terminate this Lease, then this Lease shall continue in full force and effect as to the unappropriated portion of the demised premises, but at a new rental to be agreed upon by Lessors and Lessee as reasonable rent for the unappropriated premises. In