

LEASE CLAUSE BETWEEN OIL CO. OWNER AND OPERATOR OF GAS STATION

Condemnation: Without limiting any provisions of the Agreement, Tenant shall comply with all Laws governing condemnation or eminent domain awards. All sums payable by a condemning authority for a taking of any portion of the leased premises, whether payable due to a purchase in lieu of condemnation, a settlement reached after the initiation of condemnation proceedings, a final judgment or otherwise, will be paid to Landlord. Tenant shall have no interest whatsoever in any sum payable by the condemning authority for loss of Tenant's business, goodwill or other change to the Tenant's business. Landlord shall have the right to settle or dispute any condemnation proceedings as it relates to the value of the real estate, any of the benefits of ownership of the real estate and any goodwill or business value relating to the location itself or to inventory sales to Tenant. Tenant shall have no interest whatsoever in any compensation or damages related to the real estate, including damages to any parcel remaining after the taking. Tenant shall notify Landlord promptly upon Tenant's receipt of any notice or other communication of a taking or proposed taking of any portion of the premises by any condemning authority.