affected, by reason of damage to or destruction of any or all of the Leased Properties from whatever cause, any Taking or Takings, the lawful or unlawful prohibition or restriction of Lessee's use of any or all of the Leased Properties, the interference with such use by any person, corporation or other entity, or by reason of any eviction by paramount title, or by reason of Lessee's acquisition of ownership of any or all of the Leased Properties otherwise than pursuant to an express provision of this Lease, or by reason of any default or breach of any warranty by Lessor under this Lease or any other agreement between Lessor and Lessee, or to which Lessor and Lessee are parties, or for any other cause whether similar or dissimilar to the foregoing, any present or future law to the contrary notwithstanding. It is intended that the obligations of Lessee hereunder shall be separate and inde-. pendent covenants and agreements and that the Basic Rent, Additional Rent and all other sums payable by Lessee hereunder shall continue to be payable in all events unless the obligations to pay the same shall be terminated pursuant to the express provisions of this Lease. Lessee covenants and agrees that it will remain obligated under this Lease in accordance with its terms, and that it will not take any action to terminate, rescind or avoid this Lease, notwithstanding the bankruptcy, insolvency, reorganization, composition, readjustment, liquidation, dissolution, winding-up or other proceedings affecting Lessor or any assignee of Lessor, and notwithstanding any action with respect to this Lease that may be taken by a trustee or receiver of Lessor or any assignee of Lessor or by any court in any such proceeding. Lessee waives all rights which may now or hereafter be conferred by law to quit, terminate or surrender this Lease or any of the Leased Properties or to any abatement, suspension, deferment or reduction of Basic Rent, Additional Rent or any other sums payable under this Lease, except as otherwise expressly provided herein.

7