

17. If Landlord or Tenant is delayed or prevented from performing any of their respective obligations under this lease by reason of strike or labor troubles or any outside cause whatsoever (other than inability to obtain financing) beyond Landlord's or Tenant's reasonable control, the period of such delay or such prevention shall be deemed added to the time herein provided for the performance of any such obligation.

18. Throughout the term of this Lease, all improvements, fixtures, and personal property now or hereafter located upon the Premises shall, as between Landlord and Tenant, belong to Tenant. Upon the termination of this Lease, whether by expiration of the term hereof or by reason of default on the part of Tenant or for any other reason whatsoever, all then existing improvements, together with all heating and air conditioning equipment and appliances of every kind, elevators, ramps, escalators, lifts, and other machinery, fixtures, equipment, and articles which Tenant may have installed in or affixed to the improvements for conducting, carrying out, and performing the purpose for which the improvements were designed and intended, shall merge with the freehold estate and become the property of Landlord as a part of the realty.

19. Notwithstanding anything in this lease to the contrary, neither party shall be liable to the other for damage to or destruction of the property of the other resulting from fire, explosion, or other hazard coverable by fire insurance with extended coverage, however caused, whether or not by the negligence of such party (which term includes officers, employees, agents, and invitees), and each party hereby expressly releases the other from all liability for or on account of any such damage or destruction, whether or not such party is insured against any such loss, and if insured, whether fully or partially. Each party shall procure, if necessary, all such endorsements to any such insurance carried by it as will fully protect the other from any right of subrogation and liability in the event of such loss.

20. The effective date of this lease shall be the date on

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