

Article	Page
9.2. Purchase in Event of Destruction	24
9.3. Application of Insurance Proceeds	25
10. Condemnation	27
10.1. Condemnation Resulting in Partial Termination; Purchase of Property	27
10.2. Condemnation Not Resulting in Termination	28
11. Use of Premises	29
12. Additional Covenants of Lessee	29
12.1. Compliance with Orders, etc.	29
12.2. Discharge of Liens, etc.	29
12.3. Permitted Contests	30
12.4. Utility Charges, etc.	30
12.5. No Counterclaim, Abatement, etc.	30
12.6. Lessee's Obligations in Respect of Diminution of Fixed Rent; Purchase of Property	31
12.7. Inspection of the Premises	34
12.8. Certificate as to Default	34
13. Indemnification	34
14. Compliance with Ground Leases; Purchase of Property	35
14.1. Compliance with Ground Leases	35
14.2. Partial Termination in Event of Ground Lease Termination ..	36
15. Defaults and Remedies	37
15.1. Events of Default	37
15.2. Repossession, Reletting, etc.	38
15.3. Survival of Lessee's Obligations	39
15.4. Current Damages	39
15.5. Final Damages	40
15.6. Lessee's Waiver of Statutory Rights	40
16. No Merger; Assignment, Subletting, etc.	41
16.1. No Merger	41

Article	Page
16.2. Assignment, Subletting, etc.	41
16.3. Merger, Consolidation or Sale	43
16.4. Assignment of Subrents, etc.	44
17. Abandonment; Option to Purchase Upon Termination	45
17.1. Abandonment and Substitution	45
17.2. Abandonment Without Substitution; Purchase of Property ..	49
17.3. Substitution For Leasehold Properties	49
17.4. Lessee's Right to Purchase Leasehold Property in Certain Events	50
17.5. Lessee's Purchase Upon Termination of Lease	51
18. Rights and Remedies Reserved, etc.	52
18.1. No Waiver	52
18.2. Specific Performance	52
18.3. Remedies Cumulative	52
18.4. Lessee's Obligation Not Affected by Lessor's Reorganization, etc.	53
18.5. Covenants	53
19. Lessor's Right to Perform Lessee's Covenants	53
20. Mortgage of Lessor's Interest; Rights of Mortgagee	54
21. Limitation of Lessor's Liability	55
22. Lessee's Permits	56
23. Quiet Enjoyment	56
24. Notices	57
25. Estoppel Certificates	57
26. Surrender	58
27. Separability	59