

the policy has been renewed or replaced or is no longer required by this Sublease.

ARTICLE VII

Sublessor's Right to Perform Sublessee's Covenants--
Additional Rent

Sublessee covenants and agrees that if it shall at any time fail to cause any lien of the character in Article XI referred to to be discharged as therein provided, or shall fail, within the time specified in Section 1 or Section 2, as the case may be, of Article XVIII after the notice therein specified of any default has been given thereunder, to make any other payment or perform any other act on its part to be made or performed, then Sublessor may, but shall not be obligated so to do, and without further notice or demand upon Sublessee and without waiving or releasing Sublessee from any obligations of Sublessee in this Sublease contained, (a) discharge any lien of the character referred to in Article XI as therein provided, or (b) make any other payment or perform any other act on Sublessee's part to be made or performed as in this Sublease provided. All sums so paid by Sublessor and all necessary incidental costs and expenses in connection with the performance of any such act by Sublessor, together with interest thereon at the rate of twelve per centum (12%) per annum from the