

to make any such inspections or to do any such work which under any provision of this Sublease Sublessee may be required to perform and the performance thereof by Sublessor shall not constitute a waiver of Sublessee's default in failing to perform the same. Sublessor may during the progress of any work in the Demised Premises keep and store upon the Demised Premises all necessary materials, tools and equipment. Sublessor shall not in any event be liable for inconvenience, annoyance, disturbance, loss of business or other damage of Sublessee by reason of making such repairs or the performance of any such work in the Demised Premises, or on account of bringing materials, supplies and equipment into or through the Demised Premises during the course thereof, and the obligations of Sublessee under this Sublease shall not thereby be affected in any manner whatsoever. Sublessor agrees, however, in connection with the making of such repairs or the performance of such work that it will cause as little inconvenience, annoyance, disturbance, loss of business or other damage to Sublessee as may reasonably be possible under the circumstances.

ARTICLE XIV

Indemnification of Sublessor

Section 1. Sublessee agrees to indemnify and