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Lessee and remove the Lessee and all other persons and property from the leased property and may have, hold and enjoy the leased property and the right to receive all rental income therefrom.

(d) At any time after any such expiration, the Lessors may relet the leased property or any part thereof, in the name of the Lessors or otherwise, for such term (which may be greater or less than the period which would otherwise have constituted the balance of the term of this lease), and on such conditions (which may include concessions or free rent), as the Lessors, in their uncontrolled discretion, may determine, and may collect and receive the rent therefor. The Lessors shall in no way be responsible or liable for any failure to relet the leased property or any part thereof, or for any failure to collect any rent due upon any such reletting.

(e) No such expiration of this lease shall relieve the Lessee of its liability and obligations under this lease, and such liability and obligations shall survive any such expiration.

12. Assignments and subleases: The Lessee may assign this lease and may sublet all or portions of the leased premises without being required to secure any prior approval of the Lessors, provided, however, that no assignment nor any sublease shall relieve the Lessee from any of its obligations hereunder and the Lessee shall remain primarily liable for the payment of the rents herein reserved and for the performance of all other terms of this lease required to be performed by the Lessee.

13. Upkeep: The Lessee, at all times during the term of this lease, at its own expense, shall have the responsibility for the repair, upkeep and maintenance of the leased premises, and the Lessee shall hold the Lessors harmless from claims for any injury or damage to persons or property occasioned by any defect or condition in or relating to the leased premises, and from and against all costs, counsel fees, expenses and liabilities incurred in or about any such claim or any action or proceeding brought thereon; and in case any action or

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