

recommendations of the local Board of Fire Underwriters or such other organization or body as may from time to time have similar functions and duties.

MECHANIC'S LIENS

Art. 16. The Tenant agrees that it will not suffer or permit during the term of this lease any mechanic's or other liens for work, labor, services or materials ordered by it or for the cost of which it may in any way be obligated to attach to the demised premises or any portion thereof or to any improvements erected upon the same, and that whenever and so often, if ever, as any such lien or liens shall be filed or shall attach, the Tenant will within ninety (90) days thereafter either pay the same or procure the discharge thereof by giving security or in such other manner as is or may be required or permitted by law.

INDEMNITY

Art. 17. The Tenant agrees to indemnify and save harmless the Landlord from and against any and all claims, suits or causes of action by or in behalf of any person or persons, corporation or corporations, or governmental authority arising from the conduct or management of or from any work or thing whatsoever done in or about the demised premises during the term of this lease or any extension thereof or arising during said term or any extension thereof from any condition of any street, sidewalk, alley or passageway adjoining the demised premises or the vaults or areas thereunder or arising from the neglect of the Tenant or any of the Tenant's agents, contractors or employees, or from any accident, damage or injury whatsoever, however caused, to any person or property in or about the demised premises or upon the streets and sidewalks, alleys or passageways adjacent thereto or the vaults or areas thereunder. In case of any action or proceeding against the Landlord by reason of any such claim, cause of action or suit as aforesaid, the Landlord agrees to give written notice thereof to the Tenant and the Tenant agrees upon receipt of such notice to resist and defend such action or proceeding without cost or expense to the Landlord by counsel satisfactory to the Landlord. The Landlord agrees that counsel employed by any insurance company which may have issued a public liability insurance policy to the Tenant covering the demised premises will be satisfactory to the Landlord.

CANCELLATION BY TENANT

Art. 18. The Landlord agrees that the Tenant may cancel this lease and terminate its liability hereunder on April 30th succeeding the expiration of fifteen (15) full years from the date of commencement hereof, and also on April 30th of any year thereafter during the term provided in Article 3 hereof by giving to the Landlord not less than six (6) months written notice of its election so to do. If this lease is cancelled by the Tenant in accordance with the provisions of this Article, the Landlord may require the Tenant to purchase the demised premises from the Landlord by advising the Tenant in writing of its election so to do not less than three (3) months prior to the date of cancellation specified in the Tenant's notice of cancellation. If the Landlord elects to require the Tenant to pur-

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