

gations of Lessee in this Lease contained, pay any tax, assessment or imposition, effect any such insurance coverage and pay premiums therefor, and may make any other payment or perform any other act on the part of Lessee to be made and performed as in this Lease provided. All sums so paid by Lessor and all necessary and incidental costs in connection with the performance of any such act by Lessor, together with interest at the rate of 6% per annum from the date of the making of such expenditure by Lessor, shall be deemed additional rent hereunder, and shall be payable to Lessor on demand as additional rent and Lessee covenants to pay any such sum or sums with interest as aforesaid.

9. *Letting and Sub-letting.* Lessee is granted the right, during the term hereof, to let or sub-let the Properties or any part thereof; provided, that no such act on the part of Lessee shall operate to relieve it of any of its obligations hereunder.

10. *Eminent Domain.* Lessor shall be entitled to receive the entire proceeds of any Property condemned by, or sold to, any Government, governmental agency or corporation having power of eminent domain, and shall pay all costs and expenses incurred by Lessor and Lessee in connection with such condemnation or sale. Lessee shall have the right and option to require Lessor to reinvest the net proceeds thereof in other properties, which shall thereupon become subject to this Lease. Lessor shall have the right, with the consent of Lessee, to sell any property to any Government, governmental agency or corporation having the power of eminent domain, whenever condemnation thereof is threatened. Lessor shall prepare all the deeds of conveyance and shall pay any taxes imposed on such conveyances. The rentals shall not be abated, deferred or diminished on account of any act, proceeding, sale or conveyance provided for in this paragraph, or on account of a failure or partial failure of title to any Property or Properties.

11. *Default Provisions and Termination.* If Lessee shall default in the payment of any installment of rental or other sums due hereunder when the same shall be due and payable; or shall fail to perform any of the covenants contained herein on its part to be performed and observed and such failure shall not be remedied within 25 days after

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