

Lessor a certificate of all insurance and of renewals thereof from time to time during the term of this lease.

j. Lessee shall keep, protect and save harmless Lessor from any loss, cost or expense of any sort or nature, and from any liability to any person, natural or artificial, on account of any damage to person or property arising out of any failure of Lessee in any respect to comply with and perform all of the requirements and provisions hereof.

CONTEST OF TAXES AND LIENS

5. The Lessee shall have the right, at its own cost and expense, and for its sole benefit, to initiate and prosecute any proceedings permitted by law for the purpose of obtaining an abatement of or otherwise contesting the validity or amount of taxes assessed to or levied upon the demised premises and required to be paid by the Lessee hereunder and to defend any claims for lien that may be asserted against Lessor's estate, and if required by law, the Lessee may take such action in the name of the Lessor, who shall cooperate with the Lessee to such extent as the Lessee may reasonably require, to the end that such proceedings may be brought to a successful conclusion; provided, however, that the Lessee, upon making any reasonable request for cooperation or assistance by the Lessor, shall fully indemnify and save the Lessor harmless from all loss, cost, damage and expense incurred by or to be incurred or suffered by the Lessor in the premises.

DAMAGE TO OR DESTRUCTION OF IMPROVEMENTS

6. If the building on said premises shall be rendered untenable by fire or other casualty, during that last five years of the original term of this lease or during any extension of the term, to the extent of fifty (50) percent or more of the insurable value of the building, Lessee may, at Lessee's option to be evidenced by notice in writing given to Lessor within thirty (30) days after the occurrence of such damage or destruction, elect to terminate this lease as of the date of the damage or destruction,

Lessee *BJ-AT*

Lessor *[Signature]*

Lessor *[Signature]*