

by fire, windstorm, or any other casualty shall be deemed to entitle the Lessee to surrender possession of the premises or to terminate this Lease or to violate any of its provisions or to cause any rebate or reduction in the rent when due or thereafter becoming due under the terms hereof; and if the Lease shall be cancelled for the Lessee's default at any time while there remains outstanding any obligation from any insurance company to pay for the damage or any part thereof, then the claim against the insurance company shall, upon the cancellation of the within Lease, be deemed immediately to become the absolute and unconditional property of the Lessor.

16.3 Termination. The Lessee covenants and agrees with the Lessor that at the termination of this Lease the Lessee will peacefully and quietly deliver possession of the premises and all improvements, and including any furnishings, fixtures, and equipment which the Lessee may have brought, placed, or constructed upon the premises pursuant to the provisions of Article 11 of this Lease, to the Lessor.

16.4 Costs of suits. The Lessee covenants and agrees with Lessor that if, at any time, the Lessor is required to enforce this Lease or to defend any action arising out of the facts connected with or caused by reason of the ownership by the Lessee of this Lease or the occupancy of the premises pursuant hereto, the Lessee will owe and will pay to the Lessor all costs of court and reasonable attorneys' fees incurred or expended by him in conducting such defense or in enforcing the terms of this Lease. The amount of such costs and fees may, at the option of the Lessor, be collected just as though such amount were an amount of rent then maturing and coming due.

Article 17

Covenant of Quiet Enjoyment

The Lessor covenants and agrees with Lessee that so long as the Lessee keeps and performs all of the covenants and conditions by the Lessee to be kept and performed, the Lessee shall have quiet and undisturbed and continued possession of the premises, free from any

0078