

out of or connected with such work. All New Construction shall be free and clear of all liens and encumbrances except for mortgages created by Lessee because of the New Construction if not financed by Lessor, and upon completion shall become and remain the property of Lessor as a part of the Demised Premises. All work shall be performed in compliance with applicable laws of Government Authorities having jurisdiction over the Demised Premises.

(c) Anything contained in this Lease to the contrary notwithstanding, all fixtures and equipment whether owned by Tenant or leased by Tenant from a Lessor/Owner (hereinafter referred to as the "Equipment Lessor") installed in

the Demised Premises, regardless of the manner or mode of attachment, shall be and remain the property of Tenant or any Equipment Lessor and may be removed by Tenant or any Equipment Lessor at any time during the term of this lease. In no event (including a default pursuant to this lease) shall Landlord have any liens, rights or claims in Tenant's or Equipment Lessor's fixtures and equipment and Landlord agrees to execute, acknowledge and deliver to Tenant and Equipment Lessor, within ten (10) days after giving notice therefor, any document, instrument or certificate required by Tenant or Equipment Lessor in order to evidence the foregoing. Tenant shall promptly repair all damage to the Demised Premises caused by the removal of any such fixtures or equipment.

(d) In the event Tenant shall enter into any arrangement to finance all or any portion of its fixtures or equipment either before or after the installation thereof in the Demised Premises and whether such financing shall be in the form of a mortgage, financing agreement, equipment lease, equipment sale-leaseback or otherwise and in the event the lessor or secured party thereunder (hereinafter referred to as the "Owner/Secured Party") shall require a copy of any notice sent by Landlord to Tenant pursuant to this lease to also be sent to the Owner/Secured Party, Landlord shall simultaneously send a copy of such notice to the Owner/Secured Party at the address furnished to Landlord. Landlord further