

any accident or other occurrence causing injury to any person or property, whomsoever or whatsoever, due directly or indirectly to Lessee's use or occupancy of leased premises, or any act of omission of Lessee's agents, contractors or employees.

21. TAXES. Lessee shall pay all real estate taxes imposed upon the demised premises during the term of this Lease, and agrees to pay all increases in the ad valorem taxes as a result of improvements that may be made by Lessee.

22. OPTION TO EXTEND. Lessee shall have the right to extend this Lease for two (2) successive periods of five (5) years from the date of expiration hereof upon such terms as set forth in the attached "Exhibit A" which is made reference to and incorporated herein, provided that notice of the Lessee's intent to exercise this option is given to the Lessor at least sixty (60) days prior to the termination of the term of this Lease.

23. SUBORDINATION. This Lease shall be subject and subordinated at all times to the liens of any mortgages or deeds of trust in any amount whatsoever now existing or hereafter encumbering the leased premises, without the necessity of having further instruments executed by the Lessee to effect such subordination. Notwithstanding the foregoing, Lessor covenants and agrees to execute and deliver upon demand, such further instruments evidencing such subordination of this Lease to such liens of any such mortgages or deeds of trust as may be requested by Lessee. So long as the Lessee hereunder shall pay the rent reserved and comply with, abide by and discharge the terms, conditions, covenants and obligations on its part, to be kept and performed herein and shall attorn to any successor in title, notwithstanding the foregoing, the peaceable possession of the Lessee in and to the leased premises for the term of this Lease, shall not be disturbed, in the event of the foreclosures of any such mortgage or deed of trust, by the purchaser at such foreclosing sale or such purchaser's successor in title.

24. MISCELLANEOUS PROVISIONS. (a) If any term or provision of this Lease or the application thereof to any person

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