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Tenant from any obligations or default of the Tenant hereunder, make any such payment or perform any such act for the account and at the expense of the Tenant, and may enter upon the Project for this purpose and take all such action thereon as may be reasonably necessary therefor. No such entry shall be deemed an eviction of the Tenant. All sums so paid by the County and all necessary and incidental costs and expenses (including, without limitation, reasonable attorney's fees and expense) incurred in connection with the performance of any such act by the County, together with interest at the rate of 8% per annum from the date of the making of such payment or the incurring of such costs and expenses by the County, shall be deemed additional rent hereunder and shall be payable by the Tenant to the County on demand, and the Tenant covenants to pay any such sum or sums with interest as aforesaid.