

shall name the LESSOR as an additional insured thereunder, the LESSEE agrees to maintain the same at LESSEE'S sole cost and expense in full force and effect during the entire term of this lease. Upon the request of LESSOR, LESSEE shall furnish the LESSOR with a copy of such insurance coverage, or with a certificate of the company issuing such insurance, certifying that the same is in full force and effect. The LESSEE may, at its option, bring its obligations to insure under any so-called blanket policy or policies of insurance; provided, however, that the interests of LESSOR shall be as fully protected thereby as if LESSEE obtained individual policies of insurance. LESSOR hereby warrants that there is in and about the demised premises nothing dangerous to life, limb or health.

VII

COVENANTS AGAINST LIENS

LESSEE expressly covenants and agrees that it will, during the term hereof, promptly remove or release, by the posting of a bond or otherwise, as required or permitted by law, any lien attached to or upon said premises or any portion thereof by reason of any act or omission on the part of LESSEE, and hereby expressly agrees to save and hold harmless the LESSOR from or against any such lien or claim of lien. In the event any such lien does attach, or any claim of lien is made against said demised premises, which may be occasioned by any act or omission upon the part of LESSEE, and shall not be thus released within sixty (60) days after notice thereof, LESSOR, in its sole discretion (but nothing herein contained shall be construed as requiring it so to do), may pay and discharge the said lien and relieve the said demised premises from any such lien, and LESSEE agrees to pay and reimburse LESSOR upon demand for or on account of any expense which may be incurred by LESSOR in discharging such lien or claim, which sum shall include interest at the rate of six percent (6%) per annum from the date such lien is paid by LESSOR until the date LESSOR is reimbursed by LESSEE; provided, however, that if LESSEE has reasonable cause to contest the validity or correctness of any such lien, it may do so and in such event no breach of this lease shall result.

VIII

LEASE RECOGNITION

If the property is subject to mortgage at the time this lease commences or at any time during this lease or any extension hereof, LESSOR agrees to obtain from the mortgagee a letter evidencing the mortgagee's recognition of this lease. Said letter will include the mortgagee's agreement not to disturb the LESSEE during the term of this lease or any extension thereof ^{providing LESSEE is not in default of the provisions of this lease.} ~~The term "mortgage"~~ as used herein means any mortgage, assignment, deed of trust, or other transfer of the property in whole or in part made as security for any indebtedness of LESSOR; and the term "mortgagee" as used herein means any person to whom or for whose benefit any such mortgage of the demised premises has been made.

IX

BANKRUPTCY OR INSOLVENCY

If at any time during the term hereof proceedings in bankruptcy shall be instituted by or against the LESSEE which result in an adjudication of bankruptcy, or if the LESSEE shall file, or any creditor of the LESSEE shall file, or any other person or persons shall file any petition under Chapter X or Chapter XI of the Bankruptcy Act of the United States of America, as the same are now in force or may hereafter be amended, and LESSEE be adjudicated bankrupt, or if a receiver of the business or assets of LESSEE be appointed and such appointment be not vacated within sixty (60) days

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