

arising from the operation, conduct or management of, or from any work or thing whatsoever done in or on the Demised Premises and will further protect, defend, indemnify and save Lessor harmless against and from any and all claims arising during the Demised Term from any breach or default on the part of Lessee in the performance of any covenant or agreement on the part of the Lessee to be performed, pursuant to the terms of this Lease, and from and against all costs, expenses and liabilities incurred in or about any such claim or action or proceedings brought thereon; and in case any action or proceeding may be brought against Lessor by reason of any such claims, Lessee upon notice from Lessor covenants to resist or defend such action or proceeding by and through counsel reasonably satisfactory to Lessor. To the extent that insurance procured by Lessee in accordance with the provisions of this Lease shall protect, indemnify and save harmless Lessor, the provisions of this Section 14.3 shall impose no additional obligation upon Lessee.

## ARTICLE 15

Mortgages

Section 15.1. Lessee may, with the prior written consent of Lessor, which consent shall not be unreasonably withheld, encumber the leasehold created hereby by mortgage.

Section 15.2. Lessor may encumber by mortgage its underlying fee simple interest in the Demised Premises, subject to the rights of Lessee hereunder; provided, however, that any such mortgage shall obligate the mortgagee thereunder and its successors to recognize and consent to Lessee's leasehold estate hereunder and that of Lessor's successors, assigns and