

## ARTICLE 29

Miscellaneous

Section 29.1. Lessor shall not be obligated to pay any real estate commission or broker's fees of any nature by reason of this Lease.

Section 29.2. No relationship as creditor and debtor between the parties is created or intended to be created by this Lease, the relationship between Lessor and Lessee to be solely that of lessor and lessee. No security agreements or financing statements under the Uniform Commercial Code or similar statute naming Lessee as a debtor or otherwise implying that a debtor-creditor relationship exists between Lessee and Lessor is authorized hereby or permitted hereunder, it being understood, however, that the parties do not intend the foregoing to prevent Lessor or Lessee from granting security interests in their respective interests in the Demised Premises to third parties.

Section 29.3. In the event this Lease is modified at the request of and for the benefit of Lessee, all costs, expenses and charges incident to such modification, including without limitation reasonable counsel fees incurred by Lessor with respect thereto, shall be paid by Lessee.

Section 29.4. In the event Lessor desires to offer to sell the Demised Premises during the Demised Term, Lessor shall give written notice of Lessor's intention to Lessee. Lessee shall have ninety (90) days thereafter, in Lessee's discretion, within which to make a written offer to Lessor to purchase Demised Premises. Should Lessee fail to make such an offer to Lessor within the ninety-day period, or should Lessor reject any such offer so made by Lessee, then in either of such events