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leased property through or under the Tenant. If any such mechanic's lien shall at any time be filed against the leased property, the Tenant shall, within 30 days after notice of the filing thereof, cause such lien to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction, or otherwise. If the Tenant shall fail to cause such lien to be discharged within such 30-day period, then, in addition to any other right or remedy of the Landlord, the Landlord may, but shall not be obligated to, discharge such lien either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit or by bonding proceedings, and in any such event the Landlord shall be entitled, if the Landlord so elects, to compel the prosecution of an action for the foreclosure of such mechanic's lien by the lienor and to pay the amount of the judgment for and in favor of the lienor, with interest, costs, and all other allowances. Any amount paid by the Landlord for any of such purposes, with interest thereon at the rate of 6% per annum from the date of payment, shall be repaid by the Tenant to the Landlord on demand, and if unpaid may be treated as additional rent as provided for elsewhere in this lease. Nothing in this lease shall be construed in any way as constituting the consent or request of the Landlord, express or implied, by inference or otherwise, to any contractor, subcontractor, laborer, or materialman for the performance of any labor or the furnishing of any materials for any specific improvement, alteration, or repair of or to the leased property or as giving the Tenant the right, power, or authority to contract for or permit the rendering of any service or the furnishing of any material that would give rise to the filing of any mechanic's lien against the fee of the leased property.

In the event Tenant makes improvements to the leased property, Tenant agrees to promptly notify Landlord of the names, addresses and nature of work done by all materialmen, contractors, subcontractors or mechanics, and, if required by Landlord, provide Landlord with a copy of the contract by which said materialmen, contractor, subcontractor or mechanic is authorized to work on the subject premises. Landlord may then at its option advise all such persons performing or furnishing labor or materials on the leased premises in writing that Landlord will not be responsible for payment to said persons performing or furnishing labor or materials.

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