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of any other condition or breach of condition, nor shall lapse of time after breach of condition by the Lessee before the Lessors shall exercise their option under this Article operate to defeat the right of the Lessors to declare this Lease terminated and re-enter upon the leased premises after breach or violation.

(e) No such expiration of this Lease shall relieve the Lessee of its liability and obligations under this Lease, and such liability and obligations shall survive any such expiration.

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11. Assignments and Subleases: The Lessee may assign this Lease and may sublet all or portions of the leased premises subject to the conditions of this Lease without being required to secure any prior approval of the Lessors, provided, however, that no assignment nor any sublease shall relieve the Lessee from any of its obligations hereunder and the Lessee shall remain primarily liable for the payment of the rents herein reserved and for the performance of all other terms of this Lease required to be performed by the Lessee.

12. Upkeep: The Lessee, at all times during the term of this Lease, at its own expense, shall have the responsibility for the repair, upkeep and maintenance of the leased premises, and the Lessee shall hold the Lessors harmless from claims for any injury or damage to persons or property occasioned by any defect or condition in or relating to the leased premises, and from and against all costs, counsel fees, expenses and liabilities incurred in or about any such claim or any action or proceeding brought thereon; and in case any action or proceeding be brought against the Lessors by reason of any such claim, the Lessee, on notice from the Lessors, shall resist or defend such action or proceeding by counsel satisfactory to the Lessors. The Lessors shall not be required to furnish any services or facilities or to make any repair or alteration in or to the leased premises or adjoining areas.

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