

its nominee landlord's attorney-in-fact with full power of substitution for said purposes and hereby ratifies and approves all that tenant or its nominee may do under this power of attorney. Any and all expense, including attorneys' fees incurred or paid by tenant in so doing shall be repaid to tenant by landlord on demand with interest and in default of such repayment, tenant may if it elects to do so, but shall be under no obligation to do so, deduct same from any rent thereafter due from tenant to landlord until same is repaid to tenant in full. Landlord's obligation hereunder to deliver possession of said demised premises to tenant herein free and clear of all tenants and occupants except as above provided on the first day of August, 1947, shall not be waived, affected or changed by the exercise or attempted exercise by tenant of said option to secure the removal of all tenants or occupants from said demised premises and to secure possession of same and landlord hereby expressly agrees to hold tenant harmless from and to indemnify tenant against any and all loss, cost, damage, expense and liability suffered or incurred by tenant in the exercise or attempted exercise of said option and/or due to or arising out of any default by landlord in making delivery of said demised premises at the time and in the manner aforesaid.

In the event that landlord shall fail, neglect or refuse to secure the removal of all tenants and occupants from said demised premises and to deliver possession of said demised premises free and clear of all the tenants and occupants to tenant herein on or before the first day of January, 1948, tenant may at any time thereafter and before the delivery of said demised premises to tenant by landlord free and clear of all tenants and occupants as