

(Springwood Avenue) at no expense to the Lessor and without abatement of any part of the rent hereby reserved to the extent of three (3') feet along the southern side of said street and hereby irrevocably gives to the Lessee the right and authority to execute and deliver to the proper public authority or authorities on behalf of the Lessor a deed or deeds conveying without consideration such rights, including the fee in said three (3') foot strip, as may be necessary to cause the widening of said street to such extent.

19. LESSOR TO DISCHARGE CERTAIN LIENS: The Lessor agrees to pay when due each lien and charge on the leased premises resulting from the act of the Lessor or not herein required to be paid by the Lessee. On the Lessor's failure so to do, the Lessee may acquire or satisfy any such lien or charge or perform any other obligation of the Lessor under this lease, and if the Lessee does so, the Lessee shall be subrogated to all rights of the obligee against the Lessor or the premises or both and shall be reimbursed by the Lessor for resulting expense and disbursements together with interest thereon at six (6%) per cent per annum and no merger shall be construed which shall defeat such subrogation or, in the alternative, the Lessee may reimburse itself with interest from rents then or thereafter due.

R.H.S.  
20. BOARDS OF APPRAISERS AND ARBITRATORS: Subject to the rights reserved in this Paragraph 20 to resort to legal proceedings, the parties hereto covenant and agree that a Board of Appraisers and Arbitrators shall be constituted from time to time when needed to decide all questions of compliance, interpretation or values and any and all other questions, some of which are specifically provided for herein, arising under this lease or during the term hereof in regard to which the parties hereto may not agree, including disputes arising from situations or conditions not contemplated by any of the provisions of this lease.