

thereof) 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.

18. BOARDS OF APPRAISERS AND ARBITRATORS: Subject to the rights reserved in this Paragraph 18 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.

Said Board of Appraisers and Arbitrators, when fully constituted, shall consist of three (3) disinterested persons, one to be chosen by the Lessor and one by the Lessee within a period of fifteen (15) days after written notice of a demand for the convening of said Board has been received by one party

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