

from any present or future, latent or patent defects therein or from the failure of the Leased Premises to comply with all requirements applicable thereto.

Section 2.03. Permitted Contests. Lessee shall not be required to comply or cause compliance with such laws, ordinances, orders, rules, regulations or requirements if, in the good faith opinion of Lessee, the Leased Premises are in no danger of being forfeited or lost by such failure to comply, so long as Lessee shall in good faith, after prior written notice to Lessor, at Lessee's expense, contest the same or the validity thereof by appropriate proceedings and shall make such arrangements as, in the opinion of Lessor, will adequately secure Lessor against loss by reason of such failure to comply; provided, that Lessee shall diligently prosecute such contest and at all times effectively stay or prevent any forfeiture or loss of the Leased Premises. Such contest may be made by Lessee in the name of Lessor or of Lessee, or of any sub-lessee of Lessee, or any or all of them, as Lessee shall determine, and Lessor agrees that it will at Lessee's expense, cooperate with Lessee in any such contest to such extent as Lessee may reasonably request. It is understood, however, that Lessor shall not be subject to any liability for the payment of any costs or expenses in connection with any such proceeding brought by Lessee, and Lessee covenants to save Lessor harmless from any such costs or expenses, and Lessee shall promptly comply with any valid final judgment enforcing any such law, ordinance, rule, regulation or requirement.

### ARTICLE III

#### Term

Section 3.01. Original Term. Subject to the provisions herein contained, this Lease shall be in full force for an Original Term of twenty-five (25) years, commencing on the first day of November, 1967, and ending at midnight on October 31, 1992.