

Lease shall not terminate, nor shall Lessee have any right to terminate this Lease or be entitled to the abatement of any rent or any reduction thereof, nor shall the obligations hereunder of Lessee be otherwise affected by reason of any damage to or the destruction of all or any part of the Leased Premises from whatever cause, the loss or theft of the Facilities or any part thereof, the taking of the Leased Premises or any portion thereof by condemnation or otherwise, the prohibition, limitation or restriction of Lessee's use of the Leased Premises, or the interference with such use by any private person or corporation, or by reason of any eviction by paramount title or otherwise, or for any other cause whether similar or dissimilar to the foregoing, any present or future law to the contrary notwithstanding.

Lessee acknowledges that Lessor has made no representations as to the condition or manner of construction of the Facilities. Lessee also agrees that it will at its expense observe all requirements of all instruments recorded at date of the commencement of the Term and in any instrument recorded thereafter lawfully affecting the Leased Premises. This Lease shall not terminate, nor shall Lessee have any right to terminate this Lease, or be entitled to the abatement of any rent or any reduction thereof, nor shall the obligations hereunder of Lessee be otherwise affected by reason of the condition of the Leased Premises, or by reason of any failure to complete the construction and equipment of the Facilities. As provided by the Act, Lessee agrees, at its own expense and without diminution of the rents and other amounts required to be paid by the Lessee hereunder, to effect the completion of the Facilities if the proceeds of the Series 1967 Bonds prove insufficient therefor.

The obligations of Lessee to make the payments required in Article IV shall be absolute and unconditional. Until such time as the principal of and interest on the Bonds shall have been fully paid or provision for the payment thereof shall have been made in accordance with the Indenture, Lessee (1) will not suspend or discontinue any payments provided for in Article IV hereof, (ii) will perform