

sion as promptly as possible and that it shall hold Lessor harmless with respect to any actions taken by any lawful governmental authority with respect thereto.

ARTICLE 11

Lessor's Right to Perform Lessee's Obligations

In the event that (i) Lessee fails to pay any obligation by it to be paid under the provisions of this Lease for a period of Fifteen (15) days after receiving written notice thereof from the Lessor, or (ii) Lessee fails to perform or commence performance of any obligation, covenant or agreement by it to be performed under the provisions of this Lease for a period of thirty (30) days after receiving notice thereof from the Lessor, the Lessor, at its sole option, may make such payment or perform such obligation, covenant or agreement, and the Lessee shall reimburse the Lessor upon demand for such payment and the cost and expense of such performance so incurred by the Lessor, with interest at the rate of 12% from the time of such payment or the incurring of such cost and expense.

ARTICLE 12

Mechanics' Liens

In connection with any buildings, improvements, equipment or fixtures constructed, installed or placed upon the leased premises by Lessee, nothing herein contained shall be construed to mean that the Lessee is, nor shall the Lessee in fact be, the agent, servant or employee of the Lessor, in any manner, and notice is hereby given by Lessor to any and all parties that no mechanics', materialmen's, laborers', contractors' or subcontractors' liens may attach to or affect the reversionary interest in the fee title of the Lessor in the leased premises. The Lessee further covenants and agrees to keep the leased premises free and clear of all such mechanics', materialmen's, laborers', contractors' or subcontractors' liens, or other liens of a similar nature, which may arise in connection with any construction or other work performed upon the leased premises, by or at the direction or sufferance of the Lessee. Further, Lessee covenants and agrees to indemnify and hold harmless Lessor from and against any such liens or claims; provided, however, that Lessee shall have the right to contest the amount or validity of such lien or claim upon the condition that the Lessee give the Lessor such reasonable security as may be demanded by the Lessor to insure payment of

(CONTINUED ON NEXT PAGE)