

audits to contain a computation of the ground rents as provided in Article 2. Lessee further covenants and agrees to furnish to Lessor, within ninety (90) days after the close of each semi-annual fiscal period of Lessee, semi-annual, unaudited statements of Lessee consisting of a balance sheet, operating statement and analysis of income, prepared by Lessee in the due course of its business, and also to furnish to Lessor such other financial and operating information regarding the leased premises as Lessor may reasonably request from time to time.

#### ARTICLE 21

##### Remedies

The remedies to which the Lessor may resort under the terms of this Lease are cumulative and are not intended to be exclusive of any other remedies or means of redress to which Lessor may be lawfully entitled in the event of any breach or threatened breach by the Lessee of any covenant, term or provision of this Lease. In addition to the other remedies provided herein, the Lessor shall be entitled to the restraint by injunction of the violation, or attempted or threatened violation, of any of the covenants, conditions or provisions of this Lease, and the Lessor may resort to any and all actions and proceedings to which it may be entitled under the laws as a lessor or landlord for the protection of its rights and interests, all without prejudice to or in derogation of such rights and remedies as may be expressed or implied therein.

#### ARTICLE 22

##### Expenses of Enforcement by Lessor

Lessee further covenants and agrees to pay and discharge all reasonable costs and expenses (including reasonable attorneys' fees) incurred by Lessor in enforcing the agreements, terms, covenants and conditions of this Lease.

#### ARTICLE 23

##### Relationship of Lessor and Lessee

It is expressly understood that Lessor shall not be construed or held to be a partner, co-venturer or associate of Lessee in the conduct of its business, it being expressly understood and agreed that the relationship between the parties hereto is and shall at all times remain that of Lessor and Lessee.

(CONTINUED ON NEXT PAGE)