

Tenant shall have the right at any time during the term of the Lease to alter any building or structure upon the Demised Land, subject however to the terms of the Lease, which provide, among other things, that Tenant has no authority or power to bind Landlord or to subject Landlord's interest to any claim arising from any such alterations. The interests of Landlord and Tenant in and to the Lease, the Demised Land and the Improvements thereon may not be transferred, conveyed, mortgaged or assigned except pursuant to and subject to the terms of the Lease.

The Trustees of First Wisconsin Mortgage Trust, or their nominee first hereinabove described, are acting herein in their representative or fiduciary capacity pursuant to the Declaration of Trust dated as of December 7, 1971 establishing First Wisconsin Mortgage Trust (the "Trust") for the benefit of the holders of the shares of the Trust (the "Shareholders") and each and every agreement made by Landlord herein is binding only upon the Trust and upon the Trustees in their capacity as Trustees, and is not binding upon the Trustees in their individual capacities or upon the Shareholders. The Shareholders shall in no way be held liable for any agreement, debt, demand or liability incurred by or under the authority of the Trustees and no such agreement, debt, demand or liability shall have any force and effect against the Shareholders of the Trust or their respective successors or assigns nor shall any such agreement, debt, demand or liability have any force and effect against the Trustees individually or against their respective legal representatives, distributees or assigns. Tenant agrees for itself, its successors and assigns, that the Shareholders and the Trustees shall not be personally liable under the Lease or any written agreement, undertaking or obligation made or issued on behalf of the Trust, that it will look solely to the assets of the Trust for any claim which it may have hereunder and that it shall assert no claim against the Shareholders or against the Trustees

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