

Section 5.04 Employees. All persons and entities employed by Company in connection with the operation or maintenance of the Building shall at all times and for all purposes be and be deemed to be employees of Company and not of Owner. Company shall maintain fidelity bonds for all of its employees handling any of the affairs of Owner or the operation of the Building. The fact that Company is affiliated with any person, firm or corporation employed, engaged or retained by Company for the purpose of rendering or performing a service in connection with the operation or management of the Building or from which Company may buy or sell merchandise or property in connection with such operation or management shall not prohibit Company from employing such person, firm or corporation or dealing with him or it, and, in the event of any such employment or dealing, Owner shall not have any rights in or to any income or profits derived therefrom by such other person, firm or corporation; provided, however, that any such employment or dealing with such an affiliate shall be on customary terms and at competitive rates of compensation or prices, and shall be terminable by Owner, without penalty or premium being due, on thirty (30) days' or more notice.

Section 5.05 Repair Limitation. Notwithstanding any other provision of the Agreement, Company shall not contract for or incur any expense in connection with any instance of maintenance, repair or alteration of the Property in an amount exceeding that set forth in Section 5.05 thereof without the prior written authorization of Owner unless such maintenance, repair or alteration is of an emergency nature and Owner is not immediately available to give such written authorization.

Section 5.06 Service Contract. Each contract affecting the Property (other than a Tenant Lease) shall (i) contain a provision making it terminable by Owner on one (1) year's written notice to Company and the other parties to the contract or (ii) shall not extend for a term greater than one (1) year, unless the contract is