

constant payments of interest and amortization included in the annual rent, then Lessee shall be responsible for the timely payment thereof. Failure on the part of the Lessee to make the payments referred to in this subsection 6 shall constitute a default under this Lease, for which Lessor shall have the same remedies as for the nonpayment of additional rent. Lessee shall perform all other obligations of Lessor, as maker of the Alternative Mortgage and shall indemnify Lessor from all claims and damages arising under or resulting from the Alternative Mortgage.

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