

ARTICLE VIILIENS, TAXES, REGULATIONS

Section 7.01. Liens. The Developer and each of the Department Stores shall not permit any mechanic's, material-man's or similar lien to stand against all or any portion of the Entire Premises for any labor performed or material furnished in connection with any work performed or caused to be performed by such party. Any party may bond and contest the validity or amount of any such lien, but upon final determination as to the validity and amount thereof, such party shall promptly discharge said lien.

Section 7.02. Taxes and Other Charges. The Developer and each of the Department Stores shall each promptly pay all real estate taxes, assessments, water charges, sewer rents and other like governmental charges levied against its Site the non-payment of which would give rise to a lien superior to any other parties' rights under this Agreement. Any party may bond and contest the validity or amount of any such tax or charge, but upon the final determination as to the validity and amount thereof, such party shall promptly discharge such tax or charge.

Section 7.03. Laws, Ordinances and Regulations. The Developer and each of the Department Stores shall, with respect to the construction, operation and maintenance of their respective Facilities, at all times, comply with all valid federal, state, county and municipal laws, ordinances, rules and regulations. Any party may contest the validity or applicability of any such law, ordinance, rule or regulation, but upon the final determination as to the validity or applicability thereof, such party shall comply therewith.