

tenant, respecting collection of rent or repossession of the premises accrue to the landlord hereunder.

ARTICLE XIV

Attorneys' Fees

In the event that there shall be any action or suit instituted by either party against the other to enforce the provisions of this lease, the prevailing party in said action or suit shall be entitled to receive reasonable attorneys' fees and court costs incurred in such action from the other parties.

ARTICLE XV

Lessor's Election of Remedy Not Exclusive

IT IS MUTUALLY COVENANTED AND AGREED THAT THE VARIOUS RIGHTS, powers, elections, privileges and remedies of the Lessor contained in this lease shall be construed as cumulative, and no one of them as exclusive of the other, or exclusive of any rights or priorities allowed by law.

AND IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES HERETO that the right given to the Lessor in this lease to collect the rent that may be due under the terms of this lease by and proceedings under the same, or the right given to the Lessor to enforce any of the terms and provisions of this lease, shall not in any way affect the right of such Lessor to declare this lease void, and the term created thereby ended, as herein provided, when default is made in the payment of said rent, or when default is made by the Lessee in any of the terms and provisions of this lease.

ARTICLE XVI

Utilities

Lessee shall pay and cause to be paid all charges for gas, water, electricity, light, power, heat, telephone or other utilities or services used, rendered or supplied upon or in connection with the demised premises throughout the term of this lease, and shall indemnify Lessor and save him harmless against any liability of damage on such account.

Lessor will provide or arrange for the availability of water and sanitary sewerage connections at the property line, and will grant Lessee nonexclusive access and parking rights on approach areas and parking spaces on other property owned by Lessor adjacent to the demised premises.

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