

hereunder. Tenant agrees to indemnify and save harmless Landlord from and against any and all liabilities incurred by Tenant or claimed or charged against the leased premises on account of any claims, expenses or liens incurred by Tenant in connection with the premises and Tenant shall promptly pay or otherwise discharge any and all such claims, expenses and liens, including any mechanics', materialmen's and laborers' liens asserted or claimed against the premises or any part thereof. In no event shall Landlord or any of Landlord's property be liable for or chargeable with any expense of lien for work, labor or materials used in the premises or in any improvement or change thereof at the request of or upon the order of or to discharge the obligation of Tenant.

FIFTEEN. FIRE. (a) If the premises are damaged by fire or other insured casualty to the extent of less than one-half of the then value of the premises, this lease shall remain in full force and effect, and the Landlord shall promptly repair such damage at its expense, and in that event, there shall be a proportionate abatement of minimum guaranteed rent for so much of the premises as may be untenable during the period of repair. If the premises are damaged by fire or other casualties to the extent of more than one-half of the then value of the premises, the Landlord shall have the option to terminate this lease by giving written notice to the Tenant within thirty (30) days after such occurrence. If this option is not exercised by Landlord, then this lease shall remain in full force and effect and the Landlord shall properly repair such damage at its expense, and in that event, there shall be a proportionate abatement of rent for so much of the premises as may be untenable during the period of repair or restoration.

(b) Regardless of the preceding provisions hereof, if the entire Shopping Center premises is damaged by fire or other casualty to the extent of more than one-fourth of the then value thereof, the Landlord shall have the option to terminate this lease

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