

charge or order for the payment of money shall be filed against Seller or any portion of the Premises, Buyer shall, at his own cost and expense, cause the same to be discharged of record or bonded within thirty (30) days after written notice from Seller to Buyer of the filing thereof; and Buyer shall indemnify and save harmless Seller against and from all costs, liabilities, suits, penalties, claims, and demands, including reasonable counsel fees, resulting therefrom. Buyer's failure to cause the discharge or bonding of any of said liens within the time period provided in this Paragraph 14 shall constitute an event of default by Buyer and Seller shall be entitled to the rights and remedies provided for in Paragraph 4(f) of this Agreement.

15. Eminent Domain.

(a) The following definitions apply in construing provisions of this Agreement relating to a taking or of damage to all or any part of the Premises or improvements thereon or any interest in them by eminent domain or inverse condemnation:

(1) "Taking" means taking or damaging, including severance damage, by eminent domain or by inverse condemnation or for any public or quasipublic use under any statute. The transfer of title, if any, may be either a transfer resulting from the recording of a final order of condemnation, a voluntary transfer or conveyance to the condemning agency or entity under threat of condemnation, or