

law or cause the same to be discharged or bonded within thirty (30) days after the filing of same. If the Lessee shall fail to contest, bond or discharge such lien, Lessor may, but shall not be obligated to do so. Any amount paid by Lessor for such purposes, including reasonable incidental costs and fees, shall be promptly repaid to Lessor. The nature of the charge (whether or not an Operating Expense) secured by such lien shall govern whether or not the costs of contesting or removing such lien shall be an Operating Expense. The cost of removing any lien arising from the action or fault of Lessor shall be borne solely by Lessor.

5.5 Ownership of Replacements. Repairs, changes, alterations, improvements, renewals or replacements made pursuant to this Article shall be the property of Lessor.

#### ARTICLE VI

#### INSURANCE, CASUALTY AND CONDEMNATION

6.1 Insurance. Lessee agrees to maintain, at its expense, at all times during the Term, all insurance reasonably required by Lessor, or any Mortgagee, and, to the extent consistent with such requirements, insurance, with responsible carriers acceptable to Lessor, as follows:

(a) Property Insurance.

(i) Insurance on the Hotel (including contents) against loss or damage by fire and lightning and all other risks covered by the usual standard extended coverage endorsements with deductible limits established by Lessee for other comparable hotels it leases or manages in the United States, all in amounts not less than the full replacement cost thereof; with such deductible limits as may be reasonably available, subject to the reasonable approval of the Lessor.

(ii) Insurance against loss or damage from explosion of boilers, pressure vessels, pressure pipes and, to the extent applicable, sprinklers installed in the Hotel.

(b) Operational Insurance.

(i) Workers' compensation and employer's liability insurance as may be required under applicable laws covering all the Lessee's employees at the Hotel, with deductible limits or self-insured retentions established by the Lessee as are used at other comparable hotels it leases or manages in the United States; with deductible limits as may be reasonably available, subject to Lessor's reasonable approval.

(ii) Business interruption insurance covering loss of profits and necessary continuing expenses for interruptions caused by any occurrence covered by the insurance referred to above of a type and in amounts generally prevailing and with deductible limits established by