

termination shall not prejudice any other rights which the Lessor may have against Lessee hereunder and shall not operate to relieve the Lessee of its obligation to pay rental with its other covenants and agreements herein contained.

18. Attorney's Fees. In the event either party institutes an action to interpret the provisions of this Lease or to enforce its rights or collect damages for the breach of this Lease, then the prevailing party shall be entitled to a reasonable attorney's fee and any costs incurred.

19. Repair Obligations. Lessee covenants and agrees with Lessor that during the continuance of this Lease the Lessee will keep in good state of repair and in good condition the demised premises, nor will the Lessee suffer or permit any waste or neglect of the demised premises, and that the Lessee will repair, replace and renovate such property as often as it may be necessary in order to keep the demised premises in good repair and condition.

20. Quiet Enjoyment. Lessor covenants, warrants and represents that it has the full right and power to execute and perform this Lease and to grant the estate demised herein and that Lessee on payment of the rent herein reserved in performing the covenants and agreements hereof, shall peaceably hold and enjoy the demised premises and all rights, easements, appurtenances and privileges belonging to or in any wise appertaining thereto during the full term of this Lease or any extension or renewal without molestation or hinderance by any person whatsoever.

21. Termination. The Lessee covenants and agrees with the Lessor that at the termination of this Lease the Lessee will peaceably and quietly deliver possession of the demised premises to Lessor in good condition, reasonable wear and tear accepted.

22. Short Form Lease. The parties will at any time, at the request of either one, promptly execute duplicate originals of an instrument, in recordable form, which will

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