

paid a security deposit which has not been transferred or paid to Assignee by Assignor, then Assignor shall pay the full amount of such deposit to Assignee upon demand.

(11) Assignor hereby represent that it has revealed to Assignee, to the best of its knowledge, all outstanding monetary obligations relating to the operation of the premises, including vendor bills, bills for services, and utility charges, and appropriate adjustments and prorations have been made as of the date hereof. In the event additional bills are received by either Assignor or Assignee at any time in the future, for services rendered or materials or products supplied prior to this date, all such amounts shall either be paid by Assignor upon request by Assignee; or, if Assignee has reasonable ground for contesting such bill, Assignor will indemnify Assignee against any liability with respect thereto.

(12) Assignor hereby represents that all applicable sales taxes and excise taxes on the items of personal property being transferred and conveyed to Assignee in connection with the sale of the premises have been paid in full, to the best knowledge of Assignor. In the event the Assignee receives, at any time in the future, notice from any taxing authority that such taxing authority has levied or imposed any sales tax on such rentals for periods prior to this date, Assignor will either pay all such amounts or (in the event Assignor reasonably chooses to contest such assessment) Assignor will indemnify Assignee from any liability or responsibility therefore.

(13) The Assignor has assigned, transferred, and set over and by these presents does hereby assign, transfer, and set over unto the Assignee all of the Assignor's right, title and interest in and to any telephone numbers, and trade name or assumed name presently or formerly used by the Assignor in the operation of the Premises, and the Assignor does hereby specifically assign, transfer, and set over unto the Assignee all of the