

to release Lessee from liability hereunder as aforesaid Lessor shall not be liable for failure to relet the demised premises. The words "re-enter" or "re-entry" are used in this lease, and shall not be restricted to their technical legal meaning.

Section 4. In the event of a breach by Lessee of any of the covenants or provisions of this lease, Lessor shall have the right of injunction and the right to invoke any remedy allowed at law or in equity as if re-entry, summary proceedings and other remedies were not herein provided for. Mention in this lease of any particular remedy shall not preclude Lessor from any other remedy, in law or in equity. Lessee hereby expressly waives any and all redemption granted by or under any present or future laws in the event of Lessee being evicted or dispossessed, or in the event of Lessor obtaining possession of the demised premises by reason of Lessee's violation of the provisions of this lease.

ARTICLE XV - INDEMNIFY LESSOR

Section 1. Lessee agrees to defend and indemnify and hold Lessor harmless from any loss, claim expense or damage to any person or property in or upon the demised premises and any area allocated to or used exclusively by Lessee or its agents, employees, or invitees, arising out of Lessee's use and occupancy of said premises or any claimed act of neglect of Lessee, or any change, alteration or improvement made by Lessee in the demised premises.

ARTICLE XVI - SUBORDINATION

This lease shall not be a lien against the said demised premises in respect to any mortgages (including building loan

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