

cancel and terminate this Lease and to pursue any remedy or remedies which may be otherwise available either at law or in equity.

XIII.

Lessee shall not transfer or assign this Lease or sub-let or under-let any part of the leased premises without the written consent of the Lessor, which shall not be unreasonably withheld.

XIV.

Upon the termination of this Lease for any reason as herein provided, the Lessee shall have the right to remove from said building and real estate all of its equipment, fixtures, motor vehicles and other property, excepting such fixtures, if any, the removal of which would do material and substantial damage to the building, and should the removal cause material or substantial damage to the building, the Lessee shall promptly repair such damage and restore the building.

XV.

The Party of the First Part, will in all things indemnify, protect and save the Party of the Second Part harmless from all loss, damage or liability, including reasonable attorneys' fees, arising out of or resulting from the doing of the work provided for and required under Section II hereof as well as any other work required of it, such as repairs, replacements, maintenance, etc., under this Indenture.

XVI.

The Lessor covenants that the Lessee, complying with all of its obligations under this Lease Indenture, shall have and

(Continued on next page)