

In the event the parties are unable within a period of thirty (30) days after any controversy arises between them to agree upon (i) whether it is unreasonable for Lessee to use the remainder of the leased premises for the conduct of Lessee's business, or (ii) the reduction or abatement of rent to be made hereunder, then such dispute shall be resolved by arbitration in accordance with the then prevailing rules of the American Arbitration Association and the costs thereof shall be borne or apportioned and paid as determined by such arbitration.

20. Failure to Perform Covenant. Any failure on the part of either party to this Lease to perform any obligation hereunder, and any delay in doing any act required hereby shall be excused if such failure or delay is caused by any strike, lockout, governmental restriction or any other similar cause beyond the control of the party so failing to perform, to the extent and for the period that such continues, save and except that the provisions of this Section shall not excuse a non-payment of rental or other sums due hereunder on the due date thereof.

21. Quiet Enjoyment. If and so long as Lessee pays the rentals reserved by this Lease and performs and observes all the covenants and provisions hereof to be performed and observed by Lessee, Lessee shall quietly enjoy the leased premises, subject, however, to the terms of this Lease, and Lessor will warrant and defend Lessee in the enjoyment and peaceful possession of the leased premises throughout the term of this Lease, including any extension hereof, or other holdover occupancy.

22. Access to Leased Premises. Lessor or Lessor's agents shall have the right to enter the leased premises at all reasonable times for the purpose of inspecting or examining the