

peaceful, uninterrupted and exclusive possession and quiet enjoyment of the leased Premises during the term of this Lease and any renewal terms for the purposes herein leased without hindrance or molestation from the Lessor or from any other person claiming through the Lessor. In the event of a breach of the aforesaid covenant, and if as a result of said breach, Lessee is prevented from using the Premises for the purposes for which the Premises are leased for a period in excess of thirty (30) days from the date <sup>or any other party designated in writing by Lessor to Lessee</sup> Lessor/receives written notice from Lessee of a breach of Lessor's covenant, Lessee may, at its option terminate and cancel this Lease and remove its equipment and all improvements owned by it on the Premises and be relieved of any further liability hereunder. Nothing herein shall be construed as preventing the Lessor from mortgaging its fee interest or reversionary interest in the leased property or any part thereof, or in assigning the rent or Lease, or pledging or hypothecating Lessor's interest in this Lease, provided however, that so long as Lessee is not in default hereunder, that Lessee's use and possession of the leased property shall remain undisturbed by the foreclosure of any such mortgage or by any such <sup>pledgee or assignee.</sup> *AEJ. H.W.*

8. Lessee agrees to pay all taxes and assessments upon the land and improvements and all utility expenses including hook-up expenses and all other expenses applicable to the Premises during the term of this Lease or any renewal or extension thereof. Should Lessee at any time default in the payment of any taxes, utility expense, or other such charge against the Premises, then Lessor may, at its option, pay any or all of such sum in default and be subrogated to the rights of the lienholders to the extent of said payments thereon. Any payments made by the Lessor for the foregoing reasons shall be deemed to be additional rental due or to become due under the terms of this Lease. Should Lessor at any time default in the payment of any mortgage on its fee or reversionary interest in the Premises, then Lessee may, at its option, pay any or all of such sum in default and be subrogated to the rights of the lienholders to the extent of said payments thereon.