

property of the Landlord. The Landlord shall not be liable for trespass, conversion or negligence by reason of its acts or of anyone claiming under him or by reason of the negligence of any person with respect to the acquisition and/or disposition of such property.

TWENTY-THREE. RIGHT TO CURE TENANT'S DEFAULT. If Tenant shall make any default or defaults under this lease, Landlord may, at its election, immediately or at any time thereafter, without waiving any claim for breach of agreement, and without notice to Tenant, cure such default or defaults for the account of Tenant; if the Landlord shall institute an action or summary proceeding against the Tenant based upon such default, or if the Landlord shall cure such default or defaults for the act of Tenant, then the Tenant will reimburse the Landlord for the expense of attorneys' fees and disbursements therey incurred by the Landlord, so far as the same are reasonable in amount. The cost to Landlord thereof shall be due and payable on demand and shall be deemed to be additional rent and shall be added to the installment of rent next accruing or to any subsequent installment of rent, at the election of the Landlord. Landlord shall not be responsible to Tenant for any loss or damage resulting in any manner by reason of its undertaking any act in accordance with the provisions of this lease, acts of negligence excepted.

TWENTY-FOUR. WAIVERS. The failure of the Landlord to insist, in any one or more instances, upon a strict performance of any of the covenants or agreements in this lease, or to exercise any option herein contained, shall not be construed as a waiver or a relinquishment for the future of such covenant, agreement, or option, but the same shall continue and remain in full force and effect. The receipt by the Landlord of rent, with knowledge of the breach of any covenant or agreement hereof, shall not be deemed a waiver of such breach and no waiver by the Landlord of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Landlord.