

14. HOLD HARMLESS.

A. Landlord shall not be liable to Tenant, Tenant's employees, agents, invitees, licensees, trespassers, customers, contractors, subcontractors or visitors, or to any other person, for any injury to person or damage to property on or about the Premises caused by the condition of the Premises, or by the negligence or misconduct of Tenant, its agents, employees, customers, invitees, licensees, trespassers, visitors, contractors, subcontractors or of any other persons entering upon the Premises under express or implied invitation by Tenant.

B. Subject to the limitations set forth in Section 768.28, Florida Statutes, and without waiving the sovereign immunity of either Party, Tenant shall indemnify and hold harmless said Landlord from any and all claims, suits, actions, damages or causes of action arising during the Term of this Lease for any personal injury, loss of life, or damage to property sustained in or about the Premises, by reason or as result of Tenant's occupancy thereof, and from and against any orders, judgments, or decrees which may be entered thereon, and from and against all costs, attorney's fees and expenses due to such claims, suits, actions, damages or causes of action.

15. GENERAL PROVISIONS.

A. Wherever the context so admits or requires the terms used herein shall include the singular or the plural form, the masculine gender or the feminine gender, or the heirs, personal representatives, successors or assigns of those named herein.

B. Landlord's forbearance of any right or privilege hereunder or waiver of any breach of a term or condition hereof shall not be deemed to be a permanent waiver of such right, privilege, term or condition and same shall remain in full force and effect.

C. Pursuant to Section 404.056, Florida Statutes, the following disclosure is made: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

D. It is expressly understood that this Agreement sets forth the entire agreement of the parties and supersedes any prior written or oral agreements between the parties. There is no other agreement, verbal or otherwise, between the parties other than that contained herein, and this Agreement shall not be amended or modified except by an instrument in writing duly executed by all parties.

E. Time is of the essence in the performance of each of the covenants, conditions and provisions contained in this Agreement.

F. Every clause and provision of this Lease is intended to be severable. If any clause or provision of this Lease is determined by a court of competent jurisdiction to be illegal, invalid or unenforceable under present or future laws effective during the Term of this Lease, then and in that event, it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby. It is also the intention of the parties to this Lease that in lieu of any clause or provision of this Lease that is determined to be illegal, invalid or unenforceable, there be added as a part of this Lease a clause or provision as similar in