

**THE WANAMAKER OFFICE BUILDING INDEMNIFICATION AGREEMENT**

This Indemnification Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by and between (“Tenant”), and WANAMAKER OFFICE LEASE, LP (“Owner”).

WHEREAS, Tenant desires to enter the premises at the property of Owner for the purpose of using the Atrium from \_\_\_\_\_ to \_\_\_\_\_ on \_\_\_\_\_, \_\_\_\_\_, 2020 for business use only.

WHEREAS, Owner desires to consent of such use provided that Owner is indemnified in connection therewith.

NOW THEREFORE, intending to be legally bound, the parties hereto agree as follows:

1. Tenant shall indemnify, defend and hold Owner harmless from and against any and all claims, damages, actions, liability, costs and/or expenses (including attorneys’ fees) arising directly or indirectly from or out of or in connection with the performance by Tenant, its’ agents, employees, or contractors or any activities in connection therewith at the property of Owner, whether occasioned wholly or in part by any act or omission of Tenant, its’ agents, employees, or contractors.
2. Tenant shall maintain the required insurance coverage with a company acceptable to Owner and licensed to do business in the state in which operations are to be performed.

IN WITNESS WHEREOF, the parties hereto set forth their hands.

TENANT:

OWNER:

Wanamaker Office Lease, LP

By: Amerimar Wanamaker Management Co. II, Inc.  
Its’ Agent

By: \_\_\_\_\_  
(Authorized Signature)

By: \_\_\_\_\_  
(Authorized Signature)

By: \_\_\_\_\_  
(Printed Signature)

By: Deborah J. Linahan  
(Printed Signature)

Its: \_\_\_\_\_  
(Title)

Its: Real Estate Services Administrator  
(Title)