

SECTION 8

HOLD HARMLESS AGREEMENT

The firm of _____ (the "FIRM") and/or its successors or assigns hereby assumes all responsibility for any injury to person or property resulting from the actions of FIRM or its officers, employees, agents, designees, invitees and patrons while in or on the Technology Centre Building, 651 S. Route 1, North Brunswick, New Jersey ("the Property"). FIRM shall be liable to the New Jersey Economic Development Authority ("NJEDA") and covenants and agrees that it shall indemnify, defend and hold the NJEDA and its officers, agents, servants and employees (the "Indemnified Parties") harmless against and from all liabilities, obligations, damages, penalties, claims, costs, charges, expenses and rights of action ("Action"), including without limitation reasonable attorney's fees and court costs, which shall or may be imposed or incurred by the Indemnified Parties at any time and from time to time by reason of any and all risks, loss or damage to property or injury to or death of persons, and any and all risks of other damage to whomsoever occurring, arising out of or in any way connected with FIRM's entry, or the entry of its agents, servants, employees, invitees or licensees, onto the Property, provided however, that FIRM shall not indemnify the Indemnified Parties for Actions arising from gross negligence or willful misconduct of the Indemnified Parties. FIRM further agrees to protect against and prevent any damage or loss to the Property, including but not limited to environmental contamination, and hereby agrees to pay for or repair any damage or loss to same arising from the activities of FIRM or its agents, servants, employees, invitees or licensees, on the Property.

Receipt of this notification is hereby confirmed:

By: _____

Date: _____
