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the leased premises by fire or other casualty shall not terminate this lease, any law to the contrary notwithstanding.

15. DISPOSITION OF BUILDINGS ON TERMINATION: Upon the termination of this lease, whether by expiration of the term hereof or otherwise as herein provided, all improvements which may then be situated on the leased premises shall be and remain the property of the Lessor.

16. WAIVER OF BREACH: Except as herein provided, no waiver of a breach of any of the covenants of this lease shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

17. APPROVAL OF SUBLEASES: The Lessee hereby agrees that as to the amount of rental fixed therein, but for no other purpose, the Lessor shall have the right to approve any sublease granted hereunder by the Lessee the term of which expires at any time after December 31, 2041; provided, however, that such approval shall not be unreasonably withheld.

18. FORFEITURE ON DEFAULT: It is further covenanted and agreed that if any default shall be made by the Lessee in any payment of rents, taxes, assessments, or any other sums herein stipulated and agreed to be paid by the Lessee, or the Lessee shall fail to keep and perform any other covenant, condition or agreement, herein provided on the part of the Lessee to be performed, and such default shall continue for a period of sixty (60) days

(a) The Lessor may serve upon the Lessee written notice of such default; and

(b) If such default shall then continue without being wholly remedied for a period of sixty (60) days after the service of such notice and a copy of said notice shall have been mailed at the same time of its mailing to the Lessee by the Lessor to any mortgagee of the Lessee who has theretofore left a mailing address with the Lessor for such purpose,

P.B.
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