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The Tenant agrees that any building erected by it and all alterations, additions, changes and restorations made by it will be erected or made in a first-class workmanlike manner.

FIXTURES AND
PERSONAL PROPERTY

Art. 7. Any trade fixtures, equipment and other property installed in or attached to the demised premises by or at the expense of the Tenant shall remain the property of the Tenant, and the Landlord agrees that the Tenant shall have the right at any time, and from time to time, to remove any and all of its trade fixtures, equipment and other property which it may have stored or installed in the demised premises. The Landlord agrees not to mortgage or pledge the Tenant's trade fixtures, equipment and other property.

TENANT'S RIGHT TO CURE
LANDLORD'S DEFAULTS

Art. 8. The Landlord agrees that if the Landlord fails to pay any interest, principal, costs or other charges upon any mortgage or mortgages or other liens and encumbrances affecting the demised premises, and to which this lease may be subordinate, when any of the same become due, then and in any such event or events the Tenant, after the continuance of any such failure or default for ten (10) days after notice in writing thereof is given by the Tenant to the Landlord, may pay said interest, principal, costs and other charges, all on behalf of and at the expense of the Landlord, including but not limiting the same to the payment of any counsel fees, costs and charges of or in connection with any legal action which may have been brought, and the Landlord agrees to pay to the Tenant forthwith the amount so paid by the Tenant, together with interest thereon at the rate of six per centum (6%) per annum, and agrees that the Tenant may withhold any and all rental payments and other payments thereafter becoming due to the Landlord pursuant to the provisions of this lease or any extension thereof, and may apply the same to the payment of such indebtedness of the Landlord to the Tenant until such indebtedness is fully paid with interest thereon as herein provided. Nothing herein contained shall preclude the Tenant from proceeding to collect the amount so paid by it as aforesaid without waiting for rental offsets to accrue, and if at the expiration of this lease or any extension thereof there shall be any sums owing by the Landlord to the Tenant, this lease may at the election of the Tenant be extended and continue in full force and effect, at the same rent and upon the same terms and provisions as were in effect immediately preceding said expiration, until April 30th of the year following the date when the indebtedness of the Landlord to the Tenant shall have been fully paid. The Tenant agrees that it will not pay any such interest, principal, costs or other charges as permitted by this Article if within the ten-day period following the giving of the aforesaid notice by the Tenant to the Landlord the Landlord furnishes to the Tenant evidence that it is in good faith contesting the claim for interest, principal, costs or other charges which is the subject of Tenant's notice, provided, however, that Tenant may thereafter immediately and without further notice pay such interest, principal, costs and other charges as hereinabove provided if failure so to do might result in the termination of this lease.

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