

including the demised premises.

RIGHT TO SUBLET

Lessee shall have the right to sublet said premises to any tenant subject to the limitations in the paragraph above provided.

PAYMENT OF TAXES

Lessor shall promptly pay as they become due and payable all real property taxes and like assessments charged against the demised premises during the term of this lease. Lessee agrees to promptly reimburse Lessor for any portion of such taxes or assessments attributable to any building or portion of a building which Lessee might erect upon the demised premises during the term hereof.

NOTICE OF DEFAULT AND REMEDIES

If any default shall be made by the Lessee in the payment of any rent due, or if Lessee shall fail to keep and perform any other covenant or condition herein provided, and any such default shall exist for a period of thirty (30) days, then Lessor may serve written notice of such default as hereinafter provided, and if such default shall continue without being remedied for a period of thirty (30) days after service of such notice, then Lessor, at her option, may forthwith declare this lease terminated and may reenter and repossess said premises and any improvements thereon. Notice of default hereunder shall be given in writing, sent by registered mail, return receipt, to each of the following:

*Handwritten notes:*  
K-H.S.  
J.S.S.  
2/8.2

- (1) To Lessee at Lessee's last known address and/or Lessee's assignee;
- (2) To any sub-tenant occupying the demised premises;
- (3) To the record owner of any mortgage over Lessee's interest in the demised premises; and
- (4) To the record owner of any mortgage over Lessee's interest in the property contiguous to the demised property, any or all of which shall have thirty (30) days from receipt of said notice to correct any default before Lessor may exercise the option to terminate.

This agreement shall be binding upon the parties hereto, their executors, administrators, heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their

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