

negligence of Landlord or by any of Landlord's representatives or agents.

MORTGAGE ON TENANT'S INTEREST.

In the event

Tenant conveys and creates a lien by mortgage or deed of trust on its leasehold estate in the leased premises to any life insurance company, lending institution, persons or corporation, and such Mortgagee shall notify Landlord in writing of its interest, then, any provision of this lease to the contrary notwithstanding, Landlord will not exercise any right granted hereunder or by law in the event of default of Tenant after receiving such notice of such Mortgagee's interest until it shall first give to such Mortgagee notice of default in writing by registered mail and thirty (30) days shall have expired from the date of posting such notice in the mail, addressed to such address as may be given by Mortgagee to Landlord for such purposes, during which period such Mortgagee shall have the right to pay any money or to do any acts or things which may be necessary to cure or rectify such defaults unless the nature of the default is such that it cannot be cured within such period, in which event Mortgagee shall have a reasonable time within which to cure such default. Further, if the default is such that the Mortgagee cannot cure it or can cure it only by acquiring title and/or possession of the Tenant's leasehold estate, such Mortgagee shall have whatever time from the date of posting of such notice as may be necessary to acquire title and/or possession of the leasehold estate by foreclosure or otherwise, during which time Landlord shall not exercise the rights granted hereunder or by law in the event of default, except that if another default occurs during the period necessary for Mortgagee to acquire title and / or possession of the leasehold estate, then the same shall be subject to the notice and time provisions contained in the first sentence of this paragraph. Subject to the provisions of this paragraph and the paragraph entitled "SUB-LETTING AND ASSIGNING", on Page 4, if a mortgagee or other party

(Continued on Next Page)