



cause an endorsement to be issued that in the event such policy is cancelled (including failure to renew) by the Lessor, notice thereof shall be given the Lessee at least ten days prior to said cancellation. In such event, if Lessor fails to procure a hazard insurance policy to the end that at all times the risk is shifted to an insurance company, then Lessee is hereby given the right to procure such a policy or policies to be issued in the names of the Lessor and Lessee, as their interests may appear, and the cost of the premium thereof shall be deducted from the rentals next due and payable under this Lease Agreement.

"It is further agreed that the Lessee shall pay as additional rent any and all increases in premiums on any such hazard insurance policies which result from special use of the building for more hazardous purposes than the weaving, cutting, sewing and storage of carpets and fabrics, and any increases in premiums which result from improvements made by the Lessee to the premises."

(7) In Paragraph 12, line four, on page 5, the word "Lessor's" is hereby changed to "Lessee's".

(8) At the end of Paragraph 6 there shall be added the following new paragraph:

"Upon the completion of the building to be erected there will be certain warranties with respect to installations made in said building, such as heating and plumbing, which will run in favor of the Lessor. The Lessor agrees that only during the respective periods of these warranties and only to the extent covered by said warranties, that it will be responsible for the repair of any such installations."

(9) The following two new paragraphs shall be added:

"17. If for any reason other than by act of the Lessee the building to be constructed pursuant to the provisions of Paragraphs 1 and 2 of this Lease Agreement has not been completed and made ready for occupancy within one (1) year from the date of the written approval by both parties of the plans and specifications as provided in Paragraph 1, the Lessee, at its option, may cancel this entire agreement and be freed from any and all obligations hereunder.

"18. The Lessor further covenants and warrants that this Lease and the rights of the Lessee hereunder shall not be subject or subordinate to any mortgage on the fee title to all or any part of the premises hereby demised and that this Lease and all rights of the Lessee hereunder shall be prior to, and recorded ahead of, any mortgage which may be placed on or affect all or any part of the premises hereby demised, or the fee title thereof."

The modifications hereinabove set forth constitute all of the changes made to the Lease Agreement entered into by and between the parties hereto, of even date herewith, and in all other respects said Lease

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