

A. The first line of the first paragraph of said ARTICLE IV is modified and amended to read as follows:

"The Lessee agrees to pay before delinquency all taxes and assess - "

3. The first paragraph of ARTICLE VI on pages 6 and 7 of said Lease is modified and amended to read as follows:

"Without any consent of the Lessor, the Lessee shall have the right from time to time to mortgage its leasehold right under this lease provided (1) that the holder of the leasehold mortgage shall be a bank, insurance company or other recognized institutional lender and (2) that the mortgage shall mature within fifty (50) years after the date hereof. Lessor shall not be bound to recognize any leasehold mortgagee unless such mortgagee or lessee shall have notified Lessor of the existence of such leasehold mortgage and of the name and address of such mortgagee."

4. "ARTICLE V" on pages 5 and 6 of said Lease is modified and amended by the addition of the following paragraph at the end thereof:

"It is understood and agreed that all improvements placed on the leased premises by the Lessee and/or by others under subleases with the Lessee shall not become or be the property of the Lessor until the termination of this lease and any extensions thereof."

5. "ARTICLE VI": The second paragraph of this Article on page 7 beginning with the words "All rights" of said Lease is modified and amended to read as follows:

"All rights granted hereinafter to a First Mortgagee shall apply only to a bank, insurance company or other recognized institutional lender which shall be the holder of a first leasehold mortgage or consolidated leasehold mortgage security for an indebtedness not exceeding seventy-five (75%) per cent of the appraised value of the leasehold estate as determined by a nationally recognized institutional lender having a term not exceeding twenty (25) years and finally maturing within fifty (50) years after the date hereof, such mortgage being hereinafter referred to as a "First Mortgage" and the holder thereof being herein referred to as the "First Mortgagee." Such holder of a leasehold mortgage or consolidated leasehold mortgage complying with the terms of the preceding sentence shall retain the status of First Mortgagee for all the purposes

(Continued on next page)