

6. "ARTICLE VII" on pages 13 and 14 of said lease is modified and amended to read as follows:

"Subject to the provisions of "ARTICLE VI" hereof, the Lessee covenants and agrees that if any default shall be made by it in payment of any rent, taxes, charges or assessments which the Lessee has agreed to pay under the terms of this Lease, and such default or failure shall exist, and continue to exist, for a period of thirty (30) days, then the Lessor shall have the right to serve upon the Lessee written notice of such default or failure, and if such default or failure shall continue without being remedied or cured for a period of thirty (30) days after the service of such notice upon the Lessee or in the event the Lessee shall fail to keep and perform any other covenants or agreements herein provided to be performed on the Lessee's part and such default or failure shall exist or continue to exist, for a period of thirty (30) days then the Lessor shall have the right to serve upon the Lessee written notice of such default or failure, and if such default or failure shall continue without being remedied or cured for a period of sixty (60) days after the service of such notice upon the Lessee then it shall be lawful for the Lessor, at its election, without further notice, and in addition to any other remedies available to the Lessor, to declare the demised term hereunder ended and terminated, and to re-enter and repossess the demised premises, including any and all buildings and improvements at such time situated thereupon. Anything herein to the contrary notwithstanding, it is understood and agreed that the initiation of curing of default during the grace period with diligent prosecution to completion thereafter shall operate to suspend Lessor's right to terminate. Both the Lessor and the Lessee covenant and agree that whenever and wherever in this Lease it shall be required that notice with respect to the aforesaid defaults be served by the Lessor upon the Lessee, such notice shall also be served within the aforesaid period or periods of time upon all assignees, tenants, conveyees and sublessees hereunder at their respective last known mailing addresses, and any mortgagees, assignees, tenants, conveyees and sublessees shall have the right to cure any default of the Lessee at any time within the period, or periods, holding the Lessee liable for necessary amounts expended to cure the same, and for such purpose, the Lessee shall maintain and make available to the Lessor the names and addresses of such mortgagees, assignees,

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