

property, and shall pay all real estate taxes on the leased property before they become delinquent.

If the landlord fails to make any payment due on any such mortgage or to pay all real estate taxes on the leased property when such payments become due, the tenant may, at its option, make such payments and deduct the amount thereof from payments of rent which become due under this lease until the tenant is fully reimbursed, but the landlord shall be obligated to reimburse the tenant on demand in any event.

XVIII. WAIVER.

No waiver of any condition expressed in this lease shall be implied by any neglect of the landlord to declare a forfeiture to take any other action on account of the violation of such condition if such violation be continued or repeated subsequently, and no express waiver shall affect any condition other than the one specified in such waiver, and that one only for the time and in the manner specifically stated if the landlord shall not take action of any kind upon any failure of the tenant to pay any installments of rent when due, such forbearance or failure or neglect to take prompt action shall not be construed as a waiver by the landlord of any right reserved to the landlord herein, but the landlord shall have the right at any and all times thereafter to enforce a prompt and strict compliance with the terms of this lease, regardless of any and all former acts of forbearance or failure to insist upon a prompt or strict compliance with any of the terms, covenants and conditions of this lease.

XX. OPTION TO PURCHASE LEASED PREMISES:

The landlord hereby grants to the tenant the right and option, upon at least sixty (60) days prior written notice, to purchase the leased premises at any time prior to April 11, 1976, while this lease continues in effect, for