

of Lessee in respect of any covenant or agreement herein contained, other than the obligation to pay rent, any action or proceeding by Lessor, if contested by Lessee, shall be such only as will permit review by the highest appellate court of the state wherein such demised property is situate.

XV. No notice hereunder shall be sufficient unless in writing, and if to Lessor sent by registered mail addressed to it at 22nd Floor, One North Charles Street, Baltimore, Maryland 21201, and if to Lessee addressed to it at P. O. Box 1168, Baltimore, Maryland 21203. Either party may change its place of notice by giving notice as provided in this paragraph.

XVI. Rentals hereunder shall be paid by check to Lessor at the address set forth in Paragraph XV above unless and until a different place of payment shall be specified by Lessor.

Lessee shall not be bound by any assignment or change in interest of Lessor, whether recorded or unrecorded, until Lessee shall receive actual notice of such assignment, it being distinctly understood and agreed until such actual notice is received by Lessee, payment to Lessor as herein provided shall be sufficient receipt to Lessee for any payment made by Lessee during the occupancy of the demised premises.

XVII. The terms, covenants and conditions of this Lease shall be binding upon and inure to the benefit of each of the parties hereto, their successors and assigns, and shall run with the land. Lessor covenants and agrees that Lessee, its successors and assigns, shall have the right to assign this Lease or sub-let the same or any part thereof, provided, however, that in the event of an event of an assignment or sub-letting, the Lessee shall continue and remain primarily liable for all of the terms, covenants and conditions of this Lease.

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