

Realtec agrees:

(1) That it will observe and comply with all the terms and provisions of the Lease and will remedy any default thereunder.

(2) That if it fails to remedy any default under the Lease, it will notify the Bank of such failure, whereupon the Bank, at the Bank's election and without prejudice to any of the Bank's other rights hereunder, may remedy such default and add the cost and expense thereof with interest to the aforementioned indebtedness of Realtec to the Bank.

(3) That if any of the aforementioned indebtedness of Realtec to the Bank shall be unpaid and outstanding at the end of the term of the Lease, it will, at the Bank's request, extend the Lease in accordance with the terms and provisions thereof for such additional term as the Bank may request and as may be agreeable with the Lessor.

(4) That it will not agree to a cancellation of the Lease or any amendment or modification thereof, without the prior written consent of the Bank.

(5) That any default under either (a) the aforementioned note or notes of Realtec to the Bank, or (b) the Lease, or (c) the terms and provisions hereof, shall each constitute a default in all, and in the event that Realtec shall not have remedied such default within ten (10) days

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