

Lessee to obtain such removal; or if, whether voluntary or involuntary, the Lessee takes advantage of any debtor relief proceedings under any present or future law, whereby the rent or any part thereof, is, or is proposed to be, reduced or payable thereof deferred; or if the Lessee makes an assignment for benefit of creditors; or if the premises or the Lessee's effects or interest therein should be levied upon or attached under any process against the Lessee, not satisfied or dissolved within thirty (30) days after notice from the Lessor to the Lessee to obtain satisfaction thereof; then, and in any of such events, the Lessor at its option may terminate this lease by written notice to the Lessee; whereupon this lease shall end and be terminated. Should this lease be terminated by reason of the foregoing, the premises will be surrendered immediately by the Lessee, and upon failure to surrender them, the Lessor shall have the accumulated privilege of pursuing any remedy provided by law for obtaining possession of the premises as if Lessee was holding over beyond its term and/or for failure to pay rent.

20. SUBORDINATION: Lessee agrees to subordinate this lease to any mortgage that Lessor may have placed or may hereafter place upon the demised premises and Lessee agrees to execute on demand any instrument reasonably required by a mortgagee providing, however, that all such mortgages shall by appropriate provision provide (or, by separate recordable agreement executed by the owners and holders of such mortgages so providing) that, so long as Lessee shall not be in default in the performance of its obligations under this lease, neither this lease nor Lessee's right to remain in exclusive possession of the demised premises shall be affected or disturbed by reason of any default by Lessor under any such mortgage, and, if such mortgage shall be foreclosed, this lease and all Lessee's rights and obligations hereunder shall survive such foreclosure and continue in full force and effect. In connection herewith, it is understood and agreed that any subordination agreement executed pursuant to this paragraph shall

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