

by Lessee, and upon failure to surrender them, Lessor shall have the cumulative privilege of pursuing any remedy provided by law for obtaining possession of the premises as if Lessee were holding over beyond the term and/or for failure to pay rent.

17. SUBORDINATION: Lessee agrees, at the request of Lessor, 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 of subordination reasonably required by a mortgagee.

18. LESSOR'S RIGHT OF ENTRY: Lessee agrees that Lessor or its agents or representatives shall have the right to enter into and upon the demised premises or any part thereof, during regular business hours for the purpose of inspecting the same to insure that the covenants and conditions of this lease are being complied with.

19. LICENSES, UTILITY CHARGES, ETC.: Lessee shall make payment of all sums due on account of utility services provided to the demised premises, including but not limited to water, gas, electric, and telephone services as they shall accrue and be due and payable. Lessee also agrees to make payment of all sums due on account of occupational licenses and other licenses or permits necessary in the operation of the business to be conducted on the demised premises.

20. TITLE AND QUIET ENJOYMENT: Lessor warrants and covenants to Lessee that Lessor is, at the time of the execution of these presents, lawfully seized and possessed of the demised premises in fee simple and that it has a good and marketable title thereto and has the full right to lease the same for the term aforesaid, and that as long as Lessee is not in default hereunder, Lessee may peaceably and quietly have, hold, occupy and enjoy the demised premises and all the appurtenances thereto without hindrance on the part of Lessor.

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