

of the terms of this Lease, shall have continued for 30 days after the respective due dates for payment of such taxes, security, insurance premiums, and rent, and where the alleged default consists of some violation other than the nonpayment of rent, security, insurance premiums, or taxes, the Lessor may not declare this Lease in default until such violation shall have continued for 30 days after the Lessor shall have given the Lessee written notice of such violations, provided, however, that nothing contained herein shall be construed as precluding the Lessor from having such remedy as may be and become necessary in order to preserve the Lessor's right and the interest of the Lessor in the premises and in this Lease, even before the expiration of the grace or notice periods provided for in this Article if, under particular circumstances then existing, the allowance of such grace or the giving of such notice would prejudice or endanger the rights and estate of the Lessor in this Lease and in the demised premises.

14.3 Default period. All default and grace periods shall be deemed to run concurrently and not consecutively.

14.4 Lessor's right to cure default of Lessee. If Lessee shall be in default in any of the terms or provisions of this Lease, Lessor may, after 30 days' written notice to Lessee, immediately or at any time thereafter, perform the same for the account of Lessee and at the cost and expense of Lessee, and Lessee shall pay to Lessor on demand any amount properly paid by Lessor including reasonable attorney's fees for such purpose, with interest thereon at the rate of eight percent (8%) per annum from the date of payment thereof by Lessor.

14.5 Mortgagees of record. It is understood and agreed that in the event of a default by Lessee in the payment of rent or with respect to any of the terms and provisions of this Lease, Lessor shall not terminate this Lease by reason of such default unless and until any mortgagee of record (including Lessor's mortgagees) is first notified