

(e) If the Leased Premises or any part thereof is taken by the exercise of the power of eminent domain and the award therefor is payable to the Mortgagee, Mortgagee agrees that such award when payable to it will be made available for the purpose of repairing or rebuilding of the Leased Premises to the extent provided in said Lease.

3. Mortgagee hereby agrees to forward simultaneously to Lessee copies of any notice(s) of default sent to Lessor.

4. Mortgagee on its own behalf and on behalf of its successors and assigns agrees to be bound by and to timely comply with each and every of Lessee's options to renew this Lease and to purchase all or any portion or portions of the Leased Premises, and the rights granted to Lessee and its successors to construct additions and improvements to and upon the Leased Premises or any portion thereof all of the foregoing being during the term of the said Lease and all renewals and extensions thereof.

5. This Agreement shall be binding upon and inure to the benefit of the Mortgagee, Lessor and Lessee, and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed the day and year first above written.

MORTGAGEE:

AMERICAN UNITED LIFE INSURANCE COMPANY

John Leonard
John Leonard
Richard F. Hoff
Richard F. Hoff

By: E. M. Genier
E. M. Genier, Vice President

Attest: Bettylou Cunningham
Bettylou Cunningham, Assistant Secretary

LESSEE:

ARA SERVICES, INC.

Charles J. ...
W. M. Kaplan

By: ...

Attest: ...

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