

Lease to be subject to all statutes, ordinances, rules, regulations and/or orders of Federal, State, Municipal or other governmental agencies having authority over or in any way affecting the terms and conditions thereof.

In the event of bankruptcy or receivership of the Lessee or its Assigns, or should the Lessee make any assignment for the benefit of creditors, the Lessor may at its option declare this Lease immediately terminated and take possession of the premises or should the Lessee fail to pay any installment of the rent or to pay taxes on the land and improvements within thirty (30) days after the same shall become due or fail to perform any of the terms herein, the Lessor may, at its option, either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this Lease terminated and take immediate possession of the premises.

If the Lessee herein mortgages its leasehold interest in the demised premises by Deed of Trust or otherwise, and should the Lessor be advised in writing of the name and address of the mortgagee and/or the Trustee of such Deed of Trust, then this Lease shall not be terminated or cancelled on account of any default of the Lessee in connection with the performance of the terms, covenants and conditions of this Lease until Lessor shall have given to said mortgagee or to said Trustee written notice by registered mail of such default, and said mortgagee or Trustee shall have the right, any time within thirty (30) days from beginning of said notice, to pay any money or to do any act or thing which may be necessary to cure or rectify such default, and if such default or defaults are cured and rectified as aforesaid within thirty (30) days after the giving of said notice to such mortgagee or Trustee, this Lease shall continue in full force and effect.

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