

BOOK 1134 PAGE 793

TWENTY-FIVE. SUBORDINATION. This lease shall be subject and subordinate at all times, to the lien of any mortgages now on the premises, and to all advances made or hereafter to be made upon the security thereof, and subject and subordinate to the lien of any mortgage or mortgages which at any time hereafter may be made a lien upon the premises, and subject and subordinate to any lease or other agreement or right to possession under which Landlord is in control of the premises and to the rights of the owner or owners of the premises and the land and buildings of which the premises are a part. The Tenant will execute and deliver such further instrument or instruments subordinating this lease to such liens, mortgages, leases and rights as shall be requested by the Landlord from time to time; provided any such instrument shall provide for the recognition of the interest of Tenant under this lease so long as Tenant is not in default.

~~TWENTY-SIX. MERCHANTS' ASSOCIATION. If landlord requests, Tenant will become and remain a member in good standing of any merchants' association which may be organized in regard to the shopping center and shall abide by any rules or regulations promulgated by such association, if ninety (90%) percent of the other tenants agree.~~

TWENTY-SEVEN. REAL ESTATE TAXES. Landlord shall pay all "real estate taxes" levied upon or assessed against the shopping center except as hereinafter provided. The real estate tax year (city, county or other) commencing during a lease year is what is herein referred to as the real estate tax year corresponding to that lease year. The sum of the real estate taxes assessed against the shopping center for the tax year or years corresponding to a lease year shall be deemed the real estate taxes assessed against the shopping center for said lease year. If the real estate taxes assessed against the premises for any lease year shall exceed the real estate taxes assessed against the premises for the base lease