postage prepaid, addressed to the party intended to be notified at the post office address of such party last known to the party giving notice, and notice given as aforesaid shall be a sufficient service thereof and shall be deemed given as of the date when deposited in any post office box regularly maintained by the federal government. A duplicate copy of all notices from the Tenant shall be sent to any mortgagee of the shopping center if Tenant has been informed of the name and address of the mortgagee. A mortgagee shall have the same rights to cure any default which Landlord has.

THIRTY. SURRENDER OF PREMISES. Upon the expiration of the term hereof Tenant shall surrender the premises to Landlord in as good order and condition as at the commencement of the term except for ordinary wear and tear and damage by fire or other casualties or causes beyond Tenant's control. In the event Tenant continues to occupy the premises after the expiration of the term, without being given or being entitled to a renewal or new lease, such occupancy shall be considered a tenancy from month-to-month at a monthly rental equal to the rent payment due for the last month of the lease term; this provision shall not give Tenant any right to continue occupancy following the expiration of this lease except with the consent of the Landlord.

THIRTY-ONE. SUBMISSION OF LEASE. The submission of this Lease for examination does not constitute an offer to lease and this lease becomes effective only upon execution hereof by Landlord and Tenant.

THIRTY-TWO. WAIVER OF SUBROGATION. Landlord covenants and agrees that all policies of insurance carried by Landlord upon leased premises or the building in which the leased premises are located shall carry, if same be obtainable, a clause or endorsement whereby the insurer waives all rights of subrogation against Tenant. If said waiver can be secured only by the payment of an additional premium, Tenant agrees upon notice thereof to forthwith pay such additional premium.