

17. MORTGAGE - SUBORDINATION. The Tenant agrees that this Lease shall at all times be subject and subordinate to the lien of any mortgage (which term shall include all security instruments) that may be placed on the demised premises by the Landlord and the Tenant agrees upon demand to execute any instrument as may be required to effectuate such subordination; provided, however, as a condition of this subordination provision, the Landlord shall obtain from any such mortgagee an agreement in writing, which shall be delivered to Tenant, providing in substance that, so long as Tenant shall faithfully discharge the obligations on its part to be kept and performed under the terms of this Lease, its tenancy shall not be disturbed, nor shall this Lease be affected by any default under such mortgage, and in the event of foreclosure or any enforcement of any such mortgage, and in the event of foreclosure or any enforcement of any such mortgage, the rights of Tenant hereunder shall expressly survive, and this Lease shall in all respects continue in full force and effect; so long as Tenant fully performs all of its obligations hereunder.

18. ORDINANCES. The Tenant shall, at its own cost and expense promptly observe and comply with all laws, rules, orders, ordinances and regulations of the Federal, State, and City governments and any and all of their departments and bureaus, and those of any other competent authority applicable to said premises, as well as to all repairs and alterations which may be made thereon as herein stated and provided; and also, at its cost and expense, shall promptly comply with all laws, rules, orders, regulations and requirements of the Board of Fire Underwriters or of any similarly constituted body, and will use no part of said premises in a manner so as to create a nuisance, and will use no part of said premises for any unlawful purpose. Upon failure to so comply with any of the foregoing requirements, the Landlord may at Landlord's option, after thirty (30) days written notice to Tenant of Landlord's intention so to do, comply with the same for and on account of the Tenant and the cost of such compliance shall be paid to the Landlord upon demand. If, however, the Tenant in good faith shall desire to contest any laws, rules, orders, ordinances or regulations of the Federal, State and City or other competent authority requiring repairs, alterations or changes in the said premises or in any building at any time situated thereon, Tenant shall notify Landlord in writing of its intention to contest same, and it shall not be required to make such repairs, alterations or changes, so long as it shall, in good faith, at its own expense, contest the same or the validity thereof by appropriate proceedings, and pending any such proceedings, the Landlord shall not have the right to comply with any such laws, rules, orders, ordinances and regulations so contested, and any such delay of the Tenant in complying with any such laws, rules, orders, ordinances and regulations until final determination of such disputed matter shall not be deemed a default in the conditions of this Lease; and Landlord hereby appoints Tenant as Landlord's agent and attorney in fact with full power and authority in its own name and/or in the name of the Landlord to contest any such laws, rules, orders, ordinances or regulations which Tenant shall, in good faith, desire to contest, and further agrees to execute such instruments, and give Tenant such assistance in connection with such contest as shall be necessary, reasonable and proper, all at Tenant's expense.

19. RENEWALS - EXTENSIONS. It is further agreed that Tenant, at its option, shall be entitled to the privilege of two (2) successive extensions of this Lease, each extension to be for a period of ten (10) years and on the same terms and conditions required during the initial lease term hereof, except for the rental to be paid.

During the first ten (10) year renewal term, Tenant agrees to pay rental in the amount of One Thousand Eight Hundred and no/100 (\$1,800.00) Dollars per month in advance on or before the first day of each and every calendar month. During the second ten (10) year renewal term, Tenant agrees to pay rental in the amount of Two Thousand Four Hundred and no/100 (\$2,400.00) Dollars per month in advance on or before the first day of each and every calendar month.

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