

in default of this Lease. Said mortgagee and Lessor will give Lessee notice of any defaults under any such mortgage. In the event Lessor shall default in the payment of any installment of interest or principal payable under any such mortgage, the Lessee may pay such installment and may deduct such payment, together with any costs incurred from the installments of rent next becoming due.

15. Lessee expressly covenants and agrees that it will, during the term hereof, remove or release, by the posting of a bond or otherwise, as required or permitted by law, any lien attached to or upon said Leased Premises or any portion thereof by reason of any act or omission on the part of Lessee.

16. Lessee shall not assign this Lease nor sublet the Leased Premises in whole or in part without the written consent of Lessor, which consent shall not be unreasonably withheld; provided, however, Lessee may, without Lessor's consent, assign its rights under this Lease to a wholly-owned subsidiary corporation. The Lessee is given and has the absolute right without the Lessor's consent to mortgage its interest in this Lease, provided that no such mortgage shall extend to or affect the fee, the reversionary interest, or the estate of the Lessor in and to any land or building and improvements now or hereafter erected on the Leased Premises. If Lessee shall mortgage this Lease, and if Lessee or the leasehold mortgagee shall have notified Lessor, in the manner hereinafter provided for the giving of notice by Lessee to Lessor, of the existence of such leasehold mortgage and of the address to which any notices to the leasehold mortgagee are to be mailed, then Lessor shall not be empowered to terminate this Lease by reason of the occurrence of any default, unless and until the Lessor shall have given the leasehold mortgagee a copy of his notice to Lessee of such default. The leasehold mortgagee shall have the right to remedy any default under this Lease or cause the same to be remedied, and Lessor shall accept such performance by or at the instance of such leasehold mortgagee as if the same had been made by Lessee. There shall be added to any grace period allowed by the terms of this Lease to Lessee for curing any default, an additional 10 days in the case of default in payment of rent and an additional 30 days in the case of all other defaults, for such leasehold mortgagee to cure the same beyond the time allowed to Lessee. In case of a default, other than failure to pay rent, or any sum due hereunder, Lessor shall not be empowered to terminate this Lease by reason of the occurrence of such default if the leasehold mortgagee, within 60 days after the giving of notice of such default, shall commence foreclosure or similar proceedings under the leasehold mortgage for the purpose of acquiring Lessee's interest in this Lease and thereafter diligently prosecutes the same, and shall bring current all payments of rent or any sum due hereunder. The leasehold mortgagee may become the legal owner and holder of the leasehold estate under this Lease by foreclosure of its leasehold mortgage or as a result of the assignment of this Lease in lieu of foreclosure. Lessor and Lessee shall cooperate in including in this Lease by suitable amendment from time to time any provision which may reasonably be requested by any proposed leasehold mortgagee for the purpose of implementing the mortgagee-protection provisions contained in this Lease and allowing such