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sideration including the mutual undertakings of the parties hereto, the receipt and sufficiency of which are hereby acknowledged by each of the parties, it is hereby agreed as follows:

1. Fee Owner does hereby consent to the Sublease of Nu-Trend Foods, Inc. to Everette H. Newman, Trustee No. 10, being a sub-lease of the ground lease as described in the hereinabove mentioned lease of Fee Owner to Headlessee, and said Fee Owner does hereby consent to the sublease and all terms of the sublease as stated therein acknowledging the fact that under the terms of the sublease that Sublessee does now have all of the rights as granted under the original ground lease to Headlessee and said Fee Owner does hereby consent to all the terms of the original ground lease as transferred and granted unto the Sublessee; and

2. If Headlessee shall breach any covenant or agreement as stated in the above mentioned Headlease which on his part is to be kept and performed, said Fee Owner and/or Assigns may take any of the actions as defined in the original Headlease; but before any such action may be made by Fee Owner or his assigns by reason of any such default or breach of the original Headlease, Fee Owner shall give Sublessee thirty (30) days written notice of said default or breach (said notice to be hand delivered or mailed as provided in paragraph \_\_\_\_\_ of the within Sublease) specifying the default or breach and demanding that it be

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