

herein shall not in any way affect the validity or enforceability of the remaining provisions herein contained; and that no act of the Mortgagee shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision, anything herein or otherwise to the contrary notwithstanding.

19. Mortgagor has or will enter into a Lease Agreement with Stone Manufacturing Co., as Lessee, covering the subject premises, which Lease shall, in all respects, be subordinate to the lien of this mortgage; however, the Mortgagee herein agrees that, in the event of any default by the Mortgagor under the terms and conditions of this mortgage, the Mortgagee shall give notice of such default to Stone Manufacturing Co., as Lessee, and said Lessee shall have a period of ten (10) days thereafter within which to cure any default in payment by the Mortgagor, or such longer period as may be reasonably necessary in order to cure any non-monetary default, provided the Lessee is proceeding with due diligence to cure such non-monetary default. Said Lessee will not be disturbed in its occupancy of the leased premises and its rights under the Lease so long as the Mortgagor and/or the Lessee comply with the terms and provisions hereof.

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