

obligation or expense to the Lessee; provided, however, such mortgage shall recognize the validity and continuance of this lease in the event of a foreclosure of the Lessor's interest, and as long as the Lessee shall not be in default under the terms of this Lease.

(9) COVENANT ON MORTGAGE PAYMENTS: Should the Lessor, at any time, default in the making of any payments under any mortgage having priority or seniority over this Lease, which mortgage is now, or may hereinafter become prior lien upon the premises, the Lessee may cure such default and reimburse itself with interest at six (6%) per cent out of any monies or sums of monies due or to become due under the terms of this Lease.

~~(10) COVENANT TO REPAIR AND TAKE CARE OF PREMISES:~~
 The Lessee agrees to keep the premises leased in good order, condition and make all necessary repairs required by normal usage, to the interior. PE

~~(11) ERECTION OF BUILDING AND INSURANCE: Lessor~~
 agrees to construct, at his sole cost and expense, the building, in accordance with plans and specifications provided by Lessor and Lessee and approved by both in writing. The plans and specifications are identified as "Exhibit A" and Exhibit B" and attached to this Lease and by reference, made a part hereof. The exterior signs of Lessee shall be installed, ~~paid for and~~ maintained by ~~LESSEE,~~ PE!

~~During the construction of the building on the premises and after construction during the entire term of this Lease, the Lessor, at his own costs and expense, will insure the premises and building thereon with fire and extended coverage insurance which shall be in an amount equal to the replacement value of the building, exclusive of plate glass, foundations and excavations as such value may be or appear from time to time.~~

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