

cold season, beginning November 1st of each year and ending May 1st of the next year, but only from the heating plant in the demised premises, and Lessee shall not be required to furnish heat during such portion of said period when said heating plant shall not be operated because of accident, breakdown or the making of repairs to the heating plant or any portion of the demised premises which shall make it impractical to operate the heating plant, or because of inability of the Lessee to obtain proper fuel for use in said plant, or because of any temporary cessation of operation of said plant for any reason; nor shall the Lessee be in any wise liable for failure to heat such premises so excepted and reserved because of the insufficiency or inadequacy of the said heating plant for that purpose.

Lessor and Lessee agree to and with each other as follows:

- a. That Lessor or Lessee may change their hereinbefore set forth respective addresses where notices are to be sent, from time to time, by written notice sent by registered United States mail to the party to be affected thereby.
- b. That any and all mortgages, deeds of trust securing a loan or loans, or other instruments in the nature of a mortgage, hereinafter placed upon the demised premises by Lessor, shall be by their terms expressly subject and subordinate to this lease, and shall expressly provide that Lessee's equipment is not covered thereby.
- c. Lessor shall have a lien against all of the furnishings and equipment on the demised premises belonging to the Lessee, including the seats, for the rent due and to become due and payable under this lease and all other sums which may be payable under this agreement, and Lessee shall not remove any of said furniture and equipment, without the written consent of Lessor, during the life of this lease and until all rents and other payments provided to be paid hereunder, accrued and to accrue, have been fully paid, and