

herein provided shall be prorated in proportion to the amount of property taken.

9. This lease shall be subject to all statutes, ordinances, rules, regulations and/or orders of Federal, State, Municipal or other governmental agencies having authority over or in any way affecting the terms and conditions thereof.

10. Lessee further covenants and agrees that at the expiration of the term of this lease, including the renewals thereof, unless the option to purchase is exercised, it will deliver the leased premises to Lessor in as good condition as they shall have been at the beginning, of the term, natural wear and tear alone excepted.

11. In the event of bankruptcy or receivership of the Lessee or its successors or assigns, or should Lessee make any assignment for the benefit of creditors, Lessor may, at her option, declare this lease immediately terminated and take possession of the premises; provided, however, it is understood and agreed that this Paragraph shall be null and void and of no effect during such time as a mortgagee or its successors or assigns, has an interest in the leasehold.

12. Should Lessee fail to pay any installment of rent when due or to pay taxes on improvements, then Lessee may, at her option, declare this lease terminated and take possession of the premises; provided, however, it is understood and agreed that Lessee, its successors and assigns and/or the record owner of any mortgage on Lessee's interest, any or all of them, shall have a period of ninety (90) days from date of written notice of a default by Lessee to correct such default before Lessor may exercise her right to terminate the lease. It is understood and agreed that a breach of any covenant contained herein, including nonpayment of rent and taxes, shall be considered a default only if the record owner of such mortgage is given written notice within thirty (30) days after the breach.

13. Liability for performance by a mortgagee or a purchaser at foreclosure of any obligations of the Lessee shall be confined

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