

Except for the appraisal of the leased premises for the purpose of adjustment or readjustment of rent as provided in Paragraph 4 hereof, if either party at any time prefers to have the matter in dispute determined by the courts instead of by a Board of Appraisers and Arbitrators the same may be done by the party having such preference beginning legal proceedings for a determination of the matter in dispute prior to the selection of his or its representative on said Board but not afterwards.

The party demanding the convening of a Board of Appraisers and Arbitrators shall include in its notice of demand for said Board a written statement setting forth the questions to be decided by said Board, and the other party, within the fifteen (15) day period aforesaid, may submit to the demanding party a written statement setting forth additional questions to be decided by said Board and/or restating or amending the questions set forth in the notice of demand for said Board. All such written statements shall be submitted promptly to the Board and said Board, within thirty (30) days after said statements have been submitted to it, shall report to the parties hereto its findings and determinations in writing signed by not less than two (2) members of the Board.

The parties hereto shall share equally the cost and expenses connected with any and all Boards of Appraisers and Arbitrators convened hereunder.

19. MORTGAGE OF LEASEHOLD: The Lessee shall at all times have the right to convey or encumber by way of mortgage or deed of trust, or other proper instrument in the nature

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