

or by law in the event of default, except that if another default occurs during the period necessary for Mortgagee to acquire title and/or possession of the leasehold estate, then the same shall be subject to the notice and time provisions contained in the first sentence of this paragraph. Subject to the provisions of this paragraph and the paragraph entitled "SUBLETTING AND ASSIGNING", on Page 4, if a mortgagee or other party acquires title and/or possession of the leasehold estate by foreclosure or otherwise, such mortgagee or other party, however, will acquire title subject to all of the obligations of the tenant under this lease, and such mortgagee or other party must promptly pay to the Landlord, at the time of acquiring title and/or possession any rent then due and such mortgagee or other party must also then pay any taxes or other assessments which might also be due or unpaid, and to pay the rent and perform all the other covenants and conditions of this lease thereafter accruing.

WRITTEN NOTICE. All notices required by this indenture shall be made in writing and sent by registered mail to all parties entitled to receive the same at such address as designated in this agreement, or at such address as may later be designated, pursuant to the terms of this agreement.

DOCUMENTARY STAMPS AND RECORDING. Tenant agrees to purchase and affix all documentary stamps which may be required prior to the recording of this lease.

PARAGRAPH HEADINGS. The paragraph headings throughout this instrument are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this lease.

This indenture of lease embodies the full agreement between the Landlord and the Tenant and shall be binding upon the parties hereto, their respective successors, heirs, administrators, executors and assigns. No modification of this lease shall be binding unless evidence by an agreement in writing between the parties hereto, their successors, heirs, administrators, executors, and assigns.

IN WITNESS WHEREOF, Walter S. Griffin, Jr. has hereunto set his hand