

upon the demised premises when such injury, loss or damage is caused by the negligence of Landlord or by any of Landlord's representatives or agents.

MORTGAGE ON TENANT'S INTEREST. If Tenant mortgages its leasehold interest in the demised premises, as evidenced by this indenture of lease, by deed of trust or otherwise, and should the Landlord be advised in writing of the name and address of the mortgagee and/or the trustee under such deed of trust, then this lease shall not be terminated or cancelled on account of any default of the Tenant in connection with the performance of the terms, covenants or conditions of this lease until Landlord shall have given to said mortgagee or to said trustee written notice by registered mail of such default, and said mortgagee or trustee shall have the right, any time within thirty (30) days from the giving of said notice, to pay any money or to do any acts or things which may be necessary to cure or rectify such default, and if such default or defaults are cured and rectified as aforesaid within thirty (30) days after giving of said notice to such mortgagee or trustee, this lease shall continue in full force and effect.

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

LEASE BINDING ON HEIRS, ASSIGNS, ETC. It is further expressly agreed and understood that all covenants, agreements, provisions and conditions of this lease shall be binding upon and inure to the benefits of the respective parties hereto and his heirs, legal representatives, and assigns, and grantees of the Landlord. This lease shall not be binding upon Tenant until a fully executed copy thereof shall have been delivered by Tenant to the Landlord or to Landlord's duly authorized agent or representatives, or until Tenant shall have notified in writing the Landlord or Landlord's duly authorized agent or representative of Tenant's acceptance thereof. No

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