

specifically contain a standard non-disturbance provision as hereinabove intended by the parties hereto. It is further understood and agreed that no mortgage executed and subordinated under the provisions of this paragraph shall have an amortized monthly payment of principal and interest in excess of the monthly rentals to be paid hereunder. In connection herewith, it is further understood and agreed that should the Lessor become in default in the payment of principal or interest of any mortgage executed pursuant to authority vested in the Lessor under this paragraph, Lessee may, at its option, cure such defaults by making the delinquent payments with any penalties involved to the mortgagee, which payments shall be considered in lieu of the next ensuing payment or payments due under this lease to the extent of such payments to the mortgagee.

21. PARKING: Lessor represents that Lessor owns or controls the parking area for the demised premises, as shown on Exhibit A, attached hereto and made a part hereof, and Lessor hereby leases and grants to the Lessee the right for itself, its agents, employees and invitees, to use Lessor's said parking area, driveways, footways and loading and conditions favorable for purposes of ingress or egress on foot or by motor vehicle, for parking motor vehicles and for purposes of loading and unloading merchandise.

22. LESSOR'S RIGHT OF ENTRY: Lessee agrees that Lessor or its agents or representatives shall have the right to enter into and upon the demised premises or any part thereof, during regular business hours for the purpose of inspecting the same to insure that the covenants and conditions of this lease are being complied with.

23. LICENSES, UTILITY CHARGES, ETC.: In addition to the rental payments to be paid to the Lessor by the Lessee hereunder, Lessee shall make payment of all sums due on account of utility services provided to the demised premises, including but not

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