

breach, or it may from time to time, without terminating this lease, relet said premises or any part thereof for the account of the Lessee for such terms and at such rental or rentals and upon such other terms and conditions as Lessor, in its own discretion may deem advisable, and rentals from such letting shall be applied: first, to the payment of any indebtedness other than rent due hereunder from Lessee to Lessor; second, to the payment of rent due and unpaid hereunder; and third, to the payment of any costs in such reletting. Should such rentals received from such reletting during any month be less than that agreed to be paid during that month by Lessee hereunder, the Lessee shall pay such deficiency to Lessor. Such deficiencies shall be calculated and paid monthly. After an authorized assignment or subletting, the occurrence of any of the foregoing defaults shall affect this lease only if caused by the Assignee or Sublessee and simultaneous notice of any such default shall be given by the Lessor, not only to the Assignee or Sublessee but also to the Lessee, in order that the Lessee may have the same opportunity to remedy the default as the Assignee or Sublessee.

16. Subordination: Lessor hereby represents and warrants to Lessee that there does not presently exist any mortgage or other instrument creating a similar lien on or upon the demised premises that would create an interest in favor of any party superior to the interest of Lessee hereunder. Lessee agrees to subordinate this lease to any mortgage that Lessor may hereafter place upon the demised premises and Lessee agrees to execute on demand any instrument reasonably required by a mortgagee for that purpose; provided, however, that all such mortgages shall by appropriate provision provide (or by separate recordable agreement executed by the owners and holders of such mortgages so providing) that as long as Lessee shall not be in default in the performance of its obligations under this lease, neither this lease nor Lessee's right to remain in exclusive possession of the demised premises shall be affected or disturbed by reason of any default by Lessor under any such mortgage, and, if such mortgage shall be foreclosed, this lease and all Lessee's rights and

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