

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 the giving of said notice to such mortgagee or trustee, this lease shall continue in full force and effect.

NOTICES BY LANDLORD TO TENANT. All written notices by Landlord to Tenant shall be sent to Tenant by registered mail, in duplicate, one copy to the demised premises and the other copy to 330 West 34th Street, New York 1, New York, or to such other address as Tenant may later designate in writing.

All such notices shall be deemed to have been properly given if served by Landlord as hereinbefore provided and if signed by any one of the parties herein named as Landlord, or if signed by any agent designated by the Landlord provided that Tenant shall have been previously notified in writing of such designation.