

due hereunder; and for the faithful compliance by the Lessee with the terms hereof; and the Lessee agrees that the Lessor, in addition to any other liens that the Lessor may have upon the same, shall and hereby does have a first lien to the extent of said sums upon said furniture, fixtures, furnishings and equipment for the term hereof. The Lessee also agrees that it will not remove from the premises any of the aforesaid furniture, fixtures, furnishings and equipment (except for repairs thereon) unless simultaneously with such removal, it replaces the same with similar property of equal or greater value.

The Lessee further agrees that the Lessor, at its election, may pledge or mortgage to any bona fide mortgagee of the leased premises all of such furniture, fixtures, furnishings and equipment, as additional security for any indebtedness of the Lessor, provided said mortgagee shall permit the Lessee to correct any and all defaults which may occur pursuant to the terms of said mortgage and provided further that the Lessee shall have the right to deduct from the next maturing rentals hereunder any sums paid to such mortgagee to correct such defaults.

6. COVENANTS OF THE LESSOR: The Lessor covenants and agrees:

(a) To maintain the roof, foundation, exterior walls and downspouts of the buildings on the premises and to make any and all structural repairs thereto which may be required during the term hereof, but no such repairs shall be required of the Lessor unless the Lessee shall give written notice to the Lessor of the condition requiring such repairs.

(b) To observe all the terms and conditions of any

(Continued on Next Page)