

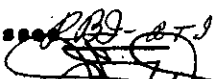

MORTGAGING OF LESSOR'S ESTATE

16. The Lessor shall have the right, at any time or from time to time during the continuance of this lease, as security for any indebtedness owed by it, to create an encumbrance against its estate in the demised premises or any part hereof, but such encumbrance shall be subject to and limited by the following express conditions:

That the mortgage, trust deed, or other instrument creating such encumbrance shall contain apt provisions under the terms of which the existence of this lease shall be recognized, and shall provide that so long as the Lessee, its successors and assigns, shall keep and perform the terms, covenants, and conditions in this lease contained on its part to be kept and performed, neither the holder of the indebtedness secured thereby, nor any other person, shall, in attempting to enforce collection of said indebtedness or to realize upon such security, have any power to impair, modify, abrogate, or adversely affect the rights of the Lessee, its successors and assigns, under this lease, to the full enjoyment of the entire term thereof to the end that the Lessee, while not in default hereunder, shall notwithstanding the creation of or default under any such encumbrance or indebtedness secured thereby, peacefully and quietly have, hold and enjoy the demised premises for the entire term hereof, and all other rights, privileges and benefits to which it may be entitled under and pursuant to the terms of this lease.

LESSOR'S COVENANT OF TITLE AND QUIET ENJOYMENT

17. Lessor covenants and warrants that Lessor has full right and lawful authority to enter into this lease for the full term hereof, and that Lessor is lawfully seized of the entire premises hereby demised and has good title thereto, free

Lessor   
 Lessor   
 Lessor 