

amortization in approximately equal monthly installments and shall be fully paid and discharged on or before the end of the thirty-fifth (35th) year of the lease term.

It is further understood and agreed that any first mortgage executed on the above described premises shall contain an item which will require the mortgagee to notify the Lessor of any default in payments under said mortgage and to give the Lessor thirty (30) days in which to pay any amount due under said mortgage prior to any foreclosure or other proceeding by the mortgagee.

19. UTILITY EASEMENTS: The Lessor agrees, at the request of the Lessee, to grant such easements and rights of way over, on and beneath the demised premises as may be necessary to enable the premises to be adequately served by gas, electricity, water, sewer and telephone utilities.

20. WAIVER OF BREACH: Except as herein provided, no waiver of breach of any of the covenants of this lease shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

21. COVENANTS: It is hereby covenanted and agreed between the parties hereto that all covenants, conditions, agreements and undertakings in this lease contained herein shall extend to and be binding on the respective heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the above named Lessor and Lessee

(Continued on Next Page)