

SUBORDINATION

Article 8. This lease is subject and subordinate to all ground or underlying leases and to all mortgages and deeds of trust which may now or hereafter affect such leases or the real property of which the demised premises form a part and to all renewals, modifications, consolidations, replacements and extensions thereof. This Article shall be self operative and no further instrument of subordination shall be required to effect the rights of any mortgagee or cestui que trust. In confirmation of such subordination, the TENANT shall execute promptly any certificate that the LANDLORD may require. The TENANT hereby constitutes and appoints LANDLORD, the TENANT'S attorney in fact, to execute any such certificate or certificates for and on behalf of the TENANT.

NUISANCE

Article 9. TENANT shall not permit a nuisance to exist upon the demised premises, and TENANT hereby saves LANDLORD harmless from any and all acts committed or permitted by the TENANT upon the premises resulting from the creation of a nuisance or other use of the premises prohibited by law.

GOVERNMENTAL
AUTHORITY

Article 10. If, as the result of any act or neglect of the TENANT, its agents, servants or invitees, or the unusual nature of the use and occupancy of the demised premises by the TENANT, any federal, state or municipal government or any department or division thereof has or hereafter shall condemn the demised premises or any part thereof as unsafe or as not in conformity with the laws, regulations or orders or required or shall hereafter order or require any rebuilding, alteration or repair thereof or installation therein, the TENANT, at its own expense, will proceed with due diligence to comply with such laws, regulations or orders and no abatement of rent shall be effective.

The LANDLORD agrees, except as herein otherwise provided in this Article, that if any Federal, state or municipal government or any department or division thereof has or hereafter shall condemn the demised premises or any part thereof as unsafe or as not in conformity with