11.

by the breach or default, including the right to declare the entire
amount of rent that would accrue for the remainder of the term to be
immediately due and payable.

If the Lessor shall fail to carry out any obligation on
the Lessor's part in this lease contained, the Lessee may, after reasonable
notice, or without notice if in the Lessee's judgment an emergency shall
exist, perform such obligation at the expense of the Lessor.

If the Lessee shall make any payment or advance at the
expense or for the account of the Lessor pursuant to any provisions of
this lease, the Lessee shall be entitled to reimbursement thereof from
the Lessor. The Lessee may apply such claim against any subsequent
installment of rent and, if not reimbursed at the expiration of the term
hereby granted to any extensions thereof, may remain in possession of
the premises until completely reimbursed.

15. Notices. All notices to be given under this instrument
shall be in writing and shall be given to the respective parties by
mailing same postage prepaid, to the addresses listed on Schedule B
attached hereto. Notice shall be deemed given on the date after mailing.

16. Zoning. In the event the applicable zoning in effect at
the time of the execution hereof does not allow the use of the premises
for shopping center purposes, Lessor binds herself, her heirs and assigns,
to appear before the appropriate authority or agency, in the interest of
Lessee and/or its prospective tenants and to make application for such
zoning adjustment or rezoning as may be necessary in order that the
premises may be used as intended herein.

Lessee at its expense shall apply for all other necessary
consents approaches over any sidewalks and curbing, in connection with
the construction and operation of Lessee's improvements.

In the event Lessee shall be unable to obtain any consent
or permit essential to the commencement of the aforesaid construction
and installation within fifteen (15) days from the time acceptable
financing is obtained by the Lessee, the Lessee shall notify the Lessor
and either party may terminate this lease and neither shall be liable to