

Vol 1075 Page 4

of the Lease.

TAXES. All taxes, assessments and charges on land or improvements and obligations secured by mortgage or other lien upon the premises shall be paid by the Landlord when due. The Tenant may perform, acquire or satisfy any lien, encumbrance, agreement or obligation of the Landlord which may threaten its enjoyment of the premises, and if it does so it shall be subrogated to all rights of the obligee against the Landlord or the premises or both and shall be reimbursed by the Landlord for resulting expenses and disbursements, together with interest thereon at eight per cent (8%) per annum.

REMEDIES. If any default of the Landlord hereunder shall continue uncorrected for thirty (30) days after written notice thereof from the Tenant, the Lease may be terminated by the Tenant at any time thereafter during the continuance of such default by giving written notice to the Landlord. If any default of the Tenant hereunder shall continue uncorrected for thirty (30) days after notice thereof from the Landlord, the Landlord may by giving notice to the Tenant at any time thereafter during the continuance of such default either (a) terminate the Lease, or (b) re-enter the demised premises by summary proceedings or otherwise, expelling the Tenant and removing all property therefrom and relet the premises at the best possible rent obtainable, making reasonable efforts therefor and receive the rent therefrom; but the Tenant shall remain liable for the equivalent of the amount of all rent reserved herein less the avails of reletting, possession of the premises and of any repairs and alterations necessary to prepare them for reletting. If any default by either party cannot reasonably be remedied within thirty (30) days after notice of default (except payment of rent) then such party shall have the additional time reasonably necessary to remedy it before the Lease can be terminated or other remedy enforced by the other.

COURT COSTS. In the event the Landlord shall incur legal expenses to enforce any provision of this agreement, including but not limited to, payment of rent, the Tenant shall be liable to

0411

4328 RV-2