

GRACE PERIOD

Notwithstanding anything herein elsewhere stated or provided by law, it is agreed that insofar as any remedies do not already provide for the same, Landlord shall not have the right to take any action or enforce any right or remedies for default in the payment of rent or other sums payable hereunder to Landlord, unless and until Landlord shall have given Tenant written notice of such default at least fifteen days prior to the taking of such action or the beginning of the enforcement of such right or remedy and as to any provisions, covenants, terms or conditions, other than those requiring the payment of rents or other fixed sums, Landlord shall give Tenant written notice at least thirty days prior to the taking of any action or the beginning of the enforcing of any right or remedy, specifying the nature of the alleged default; and if the default shall be of such a nature that the same cannot be rectified or cured reasonably within thirty days, then the Landlord shall not have the right to take the said action or to begin the enforcing of the said rights or remedies, if Tenant shall in good faith have commenced within the said thirty-day period to rectify or cure the same and shall with all diligence prosecute the same until there shall have been full compliance.

RENTALS AND ADDITIONAL RENTS PAYABLE PER TERM ONLY

It is understood that all rentals and all sums or charges payable as additional rental hereunder and all other sums payable by Tenant hereunder shall begin to accrue and to be payable only with and after the beginning of the term hereof, and Tenant shall under no circumstances be required to pay any such rentals, charges or sums or to obtain any insurance for any period prior to the term hereof.

REBUILDING, REPAIRS OR ALTERATIONS BY LANDLORD

Landlord shall not be called upon to rebuild the building and improvements on the demised premises or make any repairs or alterations to the same during the term of this lease.

PLAT OF DEMISED PREMISES

It is specifically understood and agreed that the blue print of the demised premises hereto attached, marked 'Exhibit A', is incorporated into and made a part of this lease in so far as it affects the premises hereby demised.