

shall have given to said mortgagee or to said trustee written notice by registered mail of such default, and said mortgagee or trustee shall have the right, any time within thirty (30) days from the giving of said notice, to pay any money or to do any acts or things which may be necessary to cure or rectify such default, and if such default or defaults are cured and rectified as aforesaid within thirty (30) days after giving of said notice to such mortgagee or trustee, this lease shall continue in full force and effect.

PARAGRAPH HEADINGS. The paragraph headings throughout this instrument are for convenience and reference only, and the words contained herein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this lease.

LEASE BINDING ON HEIRS, ASSIGNS, ETC. It is further expressly agreed and understood that all covenants, agreements, provisions and conditions of this lease shall be binding upon and inure to the benefits of the respective parties hereto and their heirs, legal representatives, and assigns, and grantees of the Landlord. This lease shall not be binding upon Tenant until a fully executed copy thereof shall have been delivered by Tenant to the Landlord or to Landlord's authorized agent or representatives, or until Tenant shall have notified in writing the Landlord or Landlord's duly authorized agent or representative of Tenant's acceptance thereof. No modification of this lease shall be binding unless evidenced by an agreement in writing signed by Landlord and signed by Tenant.

IN WITNESS WHEREOF, the Landlord has hereunto set their hands and seals, and the Tenant has caused its corporate seal to be hereunto affixed and these presents to be executed in triplicate by its duly authorized officers on the day and year above mentioned.

WITNESSES:

Wick A. Theodore

Andrew J. Theodore
Andrew John Theodore

John A. Theodore

Lula A. Theodore
Lula A. Theodore
LANDLORD

Colin F. League
Joseph Bryant

MIKE PERSIA CHEVROLET CO., INC.
By: Max Hollis O'Shea
President

APPROVED:
Maxwell C. Sater
Secretary

TENANT

continued on next page