

3. Except as provided for in the Lease, Tenant agrees that it will not, without the written consent of Citizens, cancel the Lease, make payments of rental in advance, modify the Lease in any way (either orally or in writing), which would reduce the term of the Lease, reduce the rent, or diminish any of its obligations thereunder.

4. Tenant hereby acknowledges that as of the date hereof the Lease is in full force and effect, that to the best of its knowledge neither party to the Lease is in default thereunder and that the Lease has not been amended except as provided above, agrees that copies of any notices Tenant may forward to landlord relating to the Lease shall be simultaneously forwarded to Citizens at 24700 Northwestern Highway, Southfield, Michigan, Attn. Loan Administration Department and agrees that Citizens shall have the right to cure any default by Landlord under the Lease within the time period provided therein.

5. All of the agreements herein contained shall be binding upon and shall accrue for the benefit of the successors and assigns of Citizens and of the Tenant.

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the date first above written.

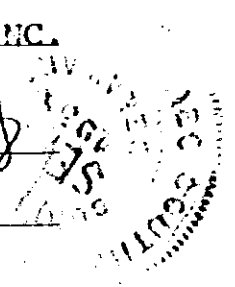
Signed, sealed and delivered in the presence of:

Theresa Zucchet  
David Shaw

CITIZENS MORTGAGE CORPORATION  
By Alfred Nagel  
Its Assistant Vice President

Art Albee  
Harold R. Diller

AEC SOUTHEASTERN THEATRES, INC.  
By John L. Hugg  
Its Vice President



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