

or by other proper action at any time after thirty (30) days following the first of the month in which the same shall become due.

19. NOTICES: All notices provided for herein shall be served by registered mail addressed to the Lessee at 1508 Terminal Tower, Cleveland, Ohio, to the Lessor at such place as the Lessee from time to time may be directed by the Lessor to pay the rent required hereby, and to any mortgagee or trustee of any interest hereunder at the address furnished to the Lessor pursuant to the terms of Paragraph 22 hereof. The Lessee, however, from time to time may change the above address and shall give written notice thereof to the Lessor by registered mail addressed to the same place at which the Lessee is then paying the rent hereunder.

Notice to any trustee or agent acting under the provisions of Paragraph 25 hereof shall constitute notice to the Lessor, the beneficiaries of the trust for which said trustee shall be acting, and/or the principals of said agent.

20. LESSOR TO DISCHARGE CERTAIN LIENS: The Lessor agrees to pay when due each lien and charge on the leased premises resulting from the act of the Lessor or not herein required to be paid by the Lessee. On the Lessor's failure so to do, the Lessee may acquire or satisfy any such lien or charge or perform any other obligation of the Lessor under this lease, and if the Lessee does so, the Lessee shall be subrogated to all rights of the obligee against the Lessor or the premises or both and shall be reimbursed by the Lessor for resulting expense and disbursements together with interest thereon at six (6%) per cent per annum and no merger shall be construed which shall defeat such subrogation or, in the alternative, the Lessee may reimburse itself with interest from rents then or thereafter due.

J.S. v
R.H.A.

21. BOARD OF APPRAISERS AND ARBITRATORS: Subject to the rights reserved in this Paragraph 21 to resort to legal proceedings, the parties hereto covenant and agree that a Board of