

to be paid hereunder and for the performance of all terms, covenants and conditions herein undertaken by Lessee. Lessee shall have the right to sublet the demised premises at any time and from time to time during the term of this lease.

MORTGAGING OF LEASEHOLD ESTATE

9. In the event that Lessee shall mortgage its leasehold estate and the mortgagee or holders of the indebtedness secured by the leasehold mortgage or trust deed shall notify the Lessor in the manner hereinafter provided for the giving of notice of the execution of such mortgage or trust deed and name and place for service of notice upon such mortgagee or holder of indebtedness, then, and in such event, Lessor hereby agrees for the benefit of such mortgagees or holders of indebtedness from time to time:

- a. That Lessor will give to any such mortgagee or holder of indebtedness simultaneously with service on Lessee a duplicate of any and all notices or demands given by Lessor to Lessee from time to time. Such notice shall be given in the manner and be subject to the provisions of paragraph 12 of this lease.
- b. Such mortgagee or holder of indebtedness shall have the privilege of performing any of Lessee's covenants hereunder or of curing any default by Lessee hereunder or of exercising any election, option or privilege conferred upon Lessee by the terms of this lease.
- c. That Lessor shall not terminate this lease or Lessee's right of possession for any default of Lessee if within a period of twenty (20) days after the expiration of the period of time within which Lessee might cure said default under the provisions of paragraph 10 of this lease said default is cured or caused to be cured by such mortgagee or holder of indebtedness, or if within a period of 20 days after the expiration of the period of time within which Lessee might commence to eliminate the cause of such default under the provisions of paragraph 10 of this lease, such mortgagee or holder of indebtedness commences to eliminate the cause of such default and proceeds therewith diligently and with reasonable dispatch as in said paragraph 10 provided.