

25. If the Tenant shall elect to exercise its options under Paragraph 19 hereof, the rental during such option or extension period shall be increased by an amount equal to the Tenant's proportionate share of any increase in the real estate taxes assessed against the land and building of which the demised premises are a part over and above the amount of such taxes assessed against such land and building for the first full taxable year, and by an amount equal to the Tenant's proportionate share of any increase in the janitorial service costs for the whole building over and above the amount of such costs for the whole building for the period from January 1, 1974 to December 31, 1974, both of which proportionate shares shall be determined by and attributable to the space hereby leased in relation to the total rentable space in the entire building. Landlord agrees to furnish Tenant with evidence, satisfactory to Tenant, of such tax or janitorial service costs increase.

26. The Tenant does hereby acknowledge and agree that this Lease is and at all times shall be subordinate to and junior in rank to any lien or liens that the Landlord may now have outstanding on said demised premises or may hereafter place on said demised premises. The Tenant shall, upon request of the Landlord's Mortgagee, execute any agreement acknowledging and subordinating said Lease to said Mortgagee. Provided that so long as the Tenant pays the installment of rents herein required to be paid, and performs the covenants and agreements in this Lease contained on its part to be performed, Tenant may continue to have and hold peaceable possession and enjoyment of the premises for the term provided in this Lease, and Landlord will, at the request of Tenant, obtain from any Mortgagee such instruments in writing as Tenant shall reasonably require assuring that Tenant's possession will not be disturbed so long as Tenant is not in default hereunder.

27. It is understood and agreed that Tenant will pay Landlord the sum of \$810.00 as Tenant's share of the cost for constructing interior finishings in the premises.

28. It is further covenanted and agreed that, in the event the Tenant should voluntarily and without cause vacate the demised premises, at any time before the expiration or termination of this Lease, under circumstances whereunder Tenant would continue to be legally liable for the payment of rent, the Tenant shall have the right to deduct from any rent payable under the Lease, the cost of utilities, janitor service, and supplies.

29. Subject to the approval of the Landlord, permission is hereby given the Tenant to letter the doors and windows of the premises and to affix its standard signs and plaques to the Building. Such signs and plaques shall remain the property of the Tenant and shall be removable at its election. Landlord's permission to affix same shall not unreasonably or arbitrarily be withheld.

30. In the event of the partial condemnation of 10% or more of the Building or 20% or more of the parking area, or in the event of a partial condemnation of either which substantially interferes with the Tenant's quiet, peaceful and uninterrupted possession, use and enjoyment of the premises, the Tenant shall have the option to cancel this Lease within ninety (90) days after possession of the land or other property is legally authorized to be taken by the Governmental authorities.

~~31. Notwithstanding any provision contained herein, this lease is executed subject to approval by the Lessors' mortgagee of the Lease, both in form and content.~~ MRD



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