

any action without Court to compose or extend its debts, then, upon the happening of any such event. Lessor shall, at her option, give written notice to the Lessee that it declares the Lease forfeited and the Lessee and all tenants claiming under it shall be deemed to have forfeited their leasehold and the Lessor shall thereupon have the right to re-enter the premises and remove the Lessee and all tenants claiming under it. Notice of the election of the Lessor of such forfeiture shall state the grounds for the same and shall be given thirty (30) days before such forfeiture shall take effect, during which thirty (30) days period Lessee shall have the right to cure any such default or type of default in the future.

(f) Prior to any declaration of default or making any re-entry due to any default by the Lessee under the terms and provisions hereof, the Lessor shall notify the Leasehold Mortgagee or it's assigns by Certified Mail of the existence of any and/or all defaults. Except for a default in the payment of rent, the said Mortgagee, or it's assigns, shall have thirty (30) days from the date of mailing such notice to remedy the default or cause the Lessee to remedy such default. In the event that there is a default in the payment of rent, the Lessor shall give the Lessee ten (10) days notice, with a copy to the Mortgagee to remedy the default and in the further event that the Lessee shall not remedy the default in rent within said time period, the Lessee shall then give the Mortgagee an additional ten (10) days notice to remedy the default or to cause the Lessee to remedy such default.

(g) When giving notice to Lessee with respect to any default under the provisions of this Lease, Lessor will also address a copy of such notice upon the Leasehold Mortgagee and no such notice to Lessee shall be effective unless a copy of such notice is so addressed by Certified Mail to the Leasehold Mortgagee.

WBP, ATTY

PAGE SIX (h) In case Lessee shall make default under any of the provisions of this Lease, the Leasehold Mortgagee, in accordance with the terms and provisions hereof, shall have the right to make good such default whether the same consists of the failure to pay rent or the failure to perform any other matter or thing which Lessee is hereby required to do or perform and Lessor shall accept such performance on the part of the Leasehold Mortgagee as though the same had been done or performed by Lessee.

Handwritten signatures and initials:
 WBP
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