

The Lessor covenants that the Lessee, upon paying the rental above reserved and keeping and performing each and every covenant and condition of this lease, shall and may peacefully and quietly have and hold the demised premises for the term aforesaid, subject, however, to the terms and conditions of this lease.

No waiver by the Lessor or Lessee of a breach of any covenant or agreement contained herein on the part of the other shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement.

The Lessee shall have the right to sublease or assign this lease of the demised premises only with the approval of the Lessor and if such a sublease or assignment is made it is expressly understood that the Lessee shall not be relieved of liability hereunder because of any such sublease or assignment nor shall the Lessee be relieved of liability by the Lessor's acceptance of performance or substantial performance from a sublease or assignee (except to the extent of the performance made by such subtenant or assignee) but the Lessee shall be and remain liable for the full performance of this lease during its entire term.

Whenever the consent or approval of either Lessor or Lessee is required pursuant to the provisions of this lease, Lessor and Lessee each separately covenant and agree that such consent or approval shall not be unreasonably withheld or delayed.

In the event that the Lessor should at any time fail to pay any installment of principal or interest under any mortgage now or hereafter placed on the demised premises, or any other sum therein provided to be paid by the Lessor, the failure of which payment or payments would constitute a default under the terms of said mortgage or mortgages, so as to permit a foreclosure thereof, the Lessee shall have the right forthwith to pay such principal, interest or other sums, with respect to which the Lessor may be in default as aforesaid, and to deduct the amount of such payment, and the cost or expense attaching or incurred

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