

the breach or default complained of, and the manner of its correction; provided, however, that if this Lease shall either (a) be subordinate to a mortgage or other lien as hereinbefore provided or (b) have been assigned as collateral security for a loan, Lessee may not terminate this Lease upon the breach or nonperformance by the Lessor unless such breach or nonperformance shall continue for a period of thirty (30) days after notice by Lessee to the mortgagee, beneficiary of the deed of trust, lienee or assignee specifying the breach or default complained of and the manner of its correction. In the event Lessee elects to so terminate this Lease, Lessee shall acquire any such loan in the manner provided in Paragraph VI hereof.

It is further understood and agreed that no waiver of any breach or nonperformance of any covenant herein contained shall operate as a waiver of said covenant itself or any subsequent breach thereof.

If Lessor's right to annul or cancel this Lease arises from a default in Lessee's obligation to pay rent hereunder, Lessor shall be entitled to the benefit of all the provisions of law for the recovery of lands and tenements held over by Lessee in the municipality or county where the demised property is situate, including the benefit of any public, general or local laws relating to the speedy recovery of possession of lands and tenements held over by Lessee in such municipality or county jurisdiction that are now in force or may hereafter be enacted. If, however, the right of Lessor to cancel this Lease arises from the default of Lessee in respect of any covenant or agreement herein contained, other than the obligation to pay rent, any action or proceeding by Lessor, if contested by Lessee, shall be such only as will permit review by the highest appellate court of the state wherein such demised property is situate.

XV. No notice hereunder shall be sufficient unless in writing, and if to Lessor sent by registered mail addressed to it at the 22nd Floor, One North Charles Street, Baltimore, Maryland 21201, and if to Lessee addressed to it at P. O. Box 1168, Baltimore, Maryland 21203. Either party may change its place of notice by giving notice as provided in this paragraph.

XVI. Rentals hereunder shall be paid by check to Lessor at the address set forth in Paragraph XV above unless and until a different place of payment shall be specified by Lessor.

Lessee shall not be bound by any assignment or change in interest of Lessor, whether recorded or unrecorded, until Lessee shall receive actual notice of such assignment, it being distinctly understood and agreed until such actual notice is received by Lessee, payment to Lessor as herein provided shall be sufficient receipt to Lessee for any payment made by Lessee during the occupancy of the demised premises.

XVII. The terms, covenants and conditions of this Lease shall be binding upon and inure to the benefit of each of the parties hereto, their successors and assigns, and shall run with the land. Lessor covenants and agrees that Lessee, its successors and assigns, shall have the right to assign this Lease or sub-let the same or any part thereof, provided, however, that in the event of an assignment or sub-letting, the Lessee shall continue and remain primarily liable for all of the terms, covenants and conditions of this Lease.

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