

payable in advance on the first day of each month during said term, at the office of the Lessor or at such other place as the Lessor may designate in writing delivered to the Lessee.

(3) LEASE RENEWAL: Lessee is hereby given the right and option of renewing this Lease for two (2) successive five year periods, upon the same terms and conditions as herein provided for by giving to Lessor sixty (60) days written notice of its intention to renew.

(4) UTILITIES AND MAINTENANCE: Lessor shall be responsible for the maintenance of the building and all improvements situate on the premises including heating and air-conditioning.

(5) "FOR SALE" AND "TO LET": During the last six (6) months of the term of this Lease or the renewal thereof, as the case may be, the Lessor may maintain "to let" and "for sale" signs upon the premises and may exhibit the premises at reasonable times to any prospective tenants and/or purchasers.

(6) COVENANT ON MORTGAGES: This Lease shall be subordinate to any mortgage placed against the premises when the proceeds of such mortgage shall be used for the construction or the improvement of the premises at the request of Lessee and for its benefit. Lessee agrees, from time to time, upon demand, to execute any and all instruments as may be required to evidence such subordination without obligation or expense to it; Provided, However, such mortgage shall recognize the validity and continuance of this Lease in the event of a foreclosure of the Lessor's interest, and as long as the Lessee shall not be in default under the terms of this Lease.

(7) COVENANT ON MORTGAGE PAYMENTS: Should the Lessor, at any time, default in the making of any payments under any mortgage having priority or seniority over this Lease, which mortgage may become a prior lien upon the premises, the Lessee may cure such

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