

of rental. Also, a copy of every notice to Tenant or Landlord shall also be sent to: Continental Illinois National Bank ("Continental"), 231 South LaSalle Street, Chicago, Illinois 60693, and to: New England Mutual Life Insurance Company ("New England"), 501 Boylston Street, Boston, Massachusetts 02117, Attention: Vice President Mortgage and Real Estate Department, for so long as they continue to have an interest in or mortgage on the Premises. Any party may change its address for notices by written notice in like manner as provided in this paragraph. Notice for purposes of this Lease shall be deemed given when it shall have been deposited in the United States mail by the party who is giving such notice with sufficient postage prepaid.

15. Tenant (and any sublessee and every successor and assign of any sublessee) shall have the right, at any time and from time to time, in addition to any other right provided in this Lease, to encumber all of its rights, title and interest under this Lease (or in any sublease) without Landlord's consent or approval under a leasehold mortgage. Landlord shall, upon request of Tenant, encumber the fee interest of Landlord by a mortgage, security agreement, and/or other form of security instruments as required by a lender or lenders. As to any portion of the Premises, Landlord's obligation to subordinate shall apply to any construction loan, any permanent loan, any secondary financing or any refinancing under any such mortgage provided that the proceeds of such loans are invested in the Project or are used to repay outstanding loans secured by liens on the Premises to which Landlord had subordinated its fee interest in the Premises; Landlord's obligation to subordinate shall be subject to Landlord's consent, which shall not be unreasonably withheld. As a condition to the subordination of Landlord's fee interest to the lien of such mortgage, the written terms thereof shall include provisions guaranteeing the following rights to Landlord:

(a) the principal sum secured thereby shall not be increased beyond the amount stated in the loan documents evidencing such loan plus

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