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and receive for Lessee or their use for such purpose such insurance fund, then in that case such fund shall be equally available to such Trustee or mortgagee as to the Lessee as above provided. It shall in like manner and to like extent, at the request of any such Trustee, be applied to the reconstruction or repair of any such building so injured or destroyed.

TENTH: LESSOR MAY CURE CERTAIN DEFAULTS OF LESSEE. In case of any default on the part of the Lessee in the payment of any amount or amounts herein required to be paid by Lessee other than amounts payable as rent, so called, or in case of any default in the procuring of insurance as herein provided, the Lessor may make any payment or payments proper and necessary to procure such insurance or to cure any default which may be relieved against by the payment of money. The Lessee will thereupon on demand reimburse and pay to the Lessor the amount so paid or expended, with interest thereon at the prime rate of interest as herein before defined from the date of any payment made. There is reserved to the Lessor the right at all reasonable times to enter upon the PREMISES for the purpose of inspection of the building and such other purposes as may be necessary or proper for the reasonable protection of Lessor's interest in the PREMISES.

ELEVENTH: SUBROGATION OF LIEN OF LESSOR UPON LEASEHOLD ESTATE. For the payment of all rents hereby reserved and all amounts becoming at any time due hereunder by reason of any engagement of the Lessee, the Lessor shall, except where subrogated to a mortgagee of the leasehold, have a valid and first lien upon all buildings and improvements upon the leased PREMISES and upon the leasehold estate hereby created in favor of the Lessee therein. In order to enable Lessee to finance development of the PREMISES, Lessor shall not unreasonably withhold its consent to subrogate Lessor's lien rights only to a mortgagee of Lessee's leasehold. No act done or suffered by the Lessee shall in any manner affect the reversionary estate of the Lessor in the demised PREMISES or lien hereby created, and nothing herein contained shall authorize the Lessee on its behalf to perform any act which may in any way encumber or change the title of Lessor's interest in the PREMISES or underlying fee.

TWELFTH: LESSOR'S RIGHT TO FORCE SALE OF PREMISES TO LESSEE. At

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