

8. Sublessee shall be entitled to assign Sublessee's right, title and interest under the Lease without securing Sublessor's consent thereto, provided Sublessee shall continue to be liable for the covenants and obligations undertaken herein by Sublessee.

9. Sublessor is entitled to and shall make rental payments due on the Lease directly to the lessors thereunder, instead of to Sublessor, according to the terms of the Lease, and such payments shall be and constitute rental payments contemplated by the Lease and this Sublease..

10. The occurrence of any of the following shall constitute default under this Sublease:

- (a) Delinquency in the due and punctual payment of any rent payable under this Sublease when such rent shall become payable, for a period of ten days after written notice.
- (b) Delinquency by the Sublessee in the performance of or compliance with any of the conditions contained in this Sublease other than those referred to in the foregoing subdivision (1), for a period of 30 days after written notice thereof from the Sublessors to the Sublessee, except for any default not susceptible of being cured within such 30-day period, in which event the time permitted to the Sublessee to cure such default shall be extended for as long as shall be necessary to cure such default, provided the Sublessee commences promptly and proceeds diligently to cure such default, and provided further that such period of time shall not be so extended as to jeopardize the interest of the Sublessor in this Sublease or so as to subject the Sublessors of the Sublease to any civil or criminal liabilities.
- (c) Default by Sublessee under the Lease.
- (d) Default by Sublessee under that certain Purchase Money Note and that certain Mortgage of even date herewith given by Sublessee to Sublessor.