

Lessee, in order that the Lessee may have the same opportunity to remedy the default as the Assignee or Sublessee.

17. Subordination: Lessee agrees to subordinate this Lease to any mortgage that Lessor may have placed or may hereafter place upon the demised premises and Lessee agrees to execute on demand any instrument reasonably required by a mortgagee, provided, however, that all such mortgages shall by appropriate provision provide (or by separate recordable agreement executed by the owners and holders of such mortgages so providing) that as long as Lessee shall not be in default in the performance of its obligations under this Lease, neither this Lease nor Lessee's right to remain in exclusive possession of the demised premises shall be affected or disturbed by reason of any default by Lessor under any such mortgage, and, if such mortgage shall be foreclosed, this Lease and all Lessee's rights and obligations hereunder shall survive such foreclosure and continue in full force and effect. In connection herewith, it is understood and agreed that any subordination agreement executed pursuant to this paragraph shall specifically contain a standard nondisturbance provision as hereinabove intended by the parties hereto.

18. Lessor's Right of Entry: Lessee agrees that Lessor or its agents or representatives shall have the right to enter into and upon the demised premises or any part thereof during regular business hours for the purpose of inspecting the same to insure that the covenants and conditions of this Lease are being complied with.

19. Licenses, Utility Charges, Etc.: In addition to the rental payments to be paid to the Lessor by the Lessee hereunder, Lessee shall bear its own telephonic expenses and other utilities shall be allocated to the Lessee in proportion that the Lessee's square footage bears to the rentable square footage of Lessor's premises excluding common areas. Lessee also agrees to make payment of all sums due on account of occupational licenses and other licenses or permits necessary in the operation of the business to be conducted on the demised premises.

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