

being in default, after notice, the then Sublessee who shall be entitled to notice as herein provided, shall have and shall be subrogated to any and all rights of the Headlessee with respect to curing any default and shall also have the right to postpone the specified date for the termination of this lease, fixed by the Fee Owner in any notice, provided such Sublessee shall promptly cure, or be engaged in curing, any then existing default of the Headlessee.

4. Fee Owner also agrees to notify Sublessee herein in the event that Headlessee should fail to exercise any of the options to extend the term of the original Headlease as therein stated. Fee Owner agrees to give Headlessee thirty (30) days written notice of the failure of Nu-Trend Foods, Inc. to extend any one or all of the above mentioned options in said original Headlease and further, Fee Owner gives Sublessee the right to exercise each of said options within thirty (30) days of notice by the Fee Owner, and the Fee Owner further agrees to allow Sublessee to make such additional monthly lease payments in accordance with the exercised option agreements and/or any other payments due to be made by Headlessee, which Headlessee has failed to make under said lease.

5. Fee Owner further agrees to allow Sublessee to have the right to mortgage the premises under the terms and conditions of the original Ground Lease and all other rights granted under

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