

8. The LESSORS shall have the right to mortgage the premises free and clear of this lease, subject, however, to the condition that there shall be no outstanding mortgage on the premises the monthly payments of which are in excess of the amount of rent payable per month. The LESSEE agrees to enter into and execute such release or releases as may be necessary for the LESSORS to secure such mortgage. Should the LESSORS fail to make any monthly payment on the mortgage debt, they shall immediately notify the LESSEE, which may then apply the monthly rental payments against the mortgage debt.

9. The LESSORS may terminate this lease by ten (10) days' written notice to the LESSEE upon the happening of any of the following 5 events:

(a) Upon failure by the LESSEE to make any two consecutive monthly rental payments.

(b) If after receiving ten days' notice by Registered Mail directed both to the Greenville office of the LESSEE, and its home office, to wit: Air Control Products, Inc., 3601 NW 54th Street, Miami, Florida, the LESSEE shall fail to repair the premises within a reasonable time, as required in Paragraph 3 above.

(c) Should a voluntary or involuntary petition in bankruptcy be filed against the LESSEE, or if a receiver shall have been appointed by any federal or state court.

(d) Should the building be condemned by public authority.

(e) Should there be any interference in the construction, occupancy, or use of the building by any governmental authority, or should an injunction be secured against the use and occupancy of the building whether or not the same is secured by governmental authority.

10. The LESSEE may terminate this lease in the event the LESSORS fail to construct the building as provided in Paragraph 2 above or fail to make those repairs within a reasonable time as required under Paragraph 3 above. However, in lieu of terminating this lease, the LESSEE, at its option may make said repairs and deduct the cost thereof from the succeeding rent installments. In the event the LESSEE chooses to make said repairs, it shall first give ten days' written notice of this fact to the LESSORS.

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