
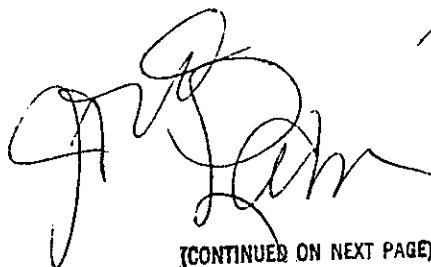


due and payable all taxes, levies and assessments levied upon the demised premises during the continuation of this Lease. Lessee also covenants that it will pay all water, gas, and electricity used on the demised premises during the continuance of this lease. Should the Lessee fail to make any of said payments, the Lessor, at its option, may make said payments and increase the rental by said amounts paid. However, the 1969 ad valorem taxes shall be divided pro-rata between the Lessee and the Lessor as of September 1, 1969.

10. Subordination clause. It is understood that Lessee will secure a mortgage loan covering the leased premises in the original sum not to exceed \$100,250.00, to be repaid within eighteen years and that the within lease shall be and is subject and subordinate to the terms of such mortgage. Lessor agrees to subordinate the rights and interests of the Lessor in the fee to the lien of said mortgage placed on the premises herein demised and agrees to execute said subordination agreement as may be required by such mortgagee. The mortgagee of said mortgage, in consideration of the above-mentioned subordination, hereby agrees to give notice to the Lessor if the Lessee becomes more than thirty days in default on any one payment. Such a mortgage is to contain an appropriate provision to this effect. The mortgage shall be amortized in equal monthly installments.

11. Condemnation of demised premises. If substantially all of the leased premises shall be taken for public and quasi-public use by any public or quasi-public authority under the power of eminent domain, then the term of this lease shall terminate as of the date possession shall be taken by such authority and the rent shall be paid up to that date with a proportionate refund by the landlord of any rent paid in advance. In the event of



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