

have been at the date of such redemption, had no default, breach or neglect on the part of the lessee ever occurred, the lessee shall be allowed to re-enter the said premises and to continue on under this lease with the same duties and privileges as it undertook and enjoyed before such forfeiture occurred.

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It is further agreed that the lessee may mortgage or pledge its leasehold interest in said property by way of deed of trust or mortgage, and it is further agreed by the lessors that any trustee or mortgagee in any such deed of trust or mortgage shall be allowed a further period of five (5) days after the time provided for the redemption by lessee within which to redeem said premises in the manner provided for the redemption by lessee herein; and lessors further agree that they will give the same notice of any intended forfeiture as is herein provided to be given to lessee, to any mortgagee in any mortgage or any trustee in any deed of trust covering lessee's leasehold interest in said property, who shall in writing notify lessors of any such mortgage or deed of trust; provided, however, that such mortgagee or trustee shall have delivered to or left with lessors his or their address or addressed, as herein provided for the address of the lessee. But it is expressly provided and agreed that this privilege of redemption to the lessee and to such mortgagee or trustee, shall in no wise give to the lessee, mortgagee or trustee, or any person or persons claiming through them, or any of them, or in any other manner, any rights of any kind or nature, after the expiration of said ninety (90) days and five (5) days, respectively, last hereinabove mentioned.

TWELFTH: And it is further agreed as a condition of this lease that in every case where, in the option of the lessors, or under the conditions of this lease, it shall be deemed necessary for the interest of the lessors to serve notice or demand on the lessee concerning this lease, or any of the conditions or provisions thereof, it shall be sufficient service of such notice, demand or declaration to leave a copy thereof at the place of business of said lessee, or, by delivering the same to the agent or agents having charge of said premises, or by posting the same on the front of any building then on said premises.

THIRTEENTH: It is covenanted and agreed that no waiver or a breach of any of the covenants of this lease shall be construed to be a waiver of any other or succeeding breach of the same or other covenants or agreements herein, and the acceptance of any one or more installments of rent in any other medium than that herein provided, shall not be a waiver of the right to demand payment of succeeding installments thereof in lawful money of the United States in the manner hereinabove provided.

FOURTEENTH: It is mutually covenanted and agreed by and between the parties hereto, that each of the expressions, phrases, terms, conditions, provisions, stipulations, admissions, promises, agreements, requirements and obligations of this lease shall extend to and bind or inure to the benefit of (as the case may require), not only the parties hereto, but each and every of the heirs, executors, administrators and assigns of the respective parties of the first and second part hereto; and wherever in this lease a reference to either of the parties hereto is made, such reference shall be deemed to include wherever applicable, also a reference to the heirs, legal representatives and assigns of such party, the same as if in every case expressed, and all the conditions and covenants contained in this lease shall be construed as covenants running with the land.

FIFTEENTH: The lessors further hereby agree that the lessee may make, execute and deliver the bond, in the sum of One Hundred Thousand (\$100,000.00) Dollars, herein provided for, within ninety (90) days from the signing of this lease.

IN WITNESS WHEREOF, The parties hereto have hereunto subscribed their names and set their seals, the day and year first above written.