

The following additional provisions must be included in all subleases:

This Agreement is subject to and subordinate to the Overlease (the proprietary lease between the Overtenant (Sublessor) and the Apartment Corporation), By Laws and House Rules of the Apartment Corporation. Subtenant has read, and assumes all the covenants and conditions of the Overlease and the House Rules. Subtenant agrees to be bound by all future amendments to the Overlease and House Rules, including, without limitation, the Apartment Corporation's insurance requirements. Failure to abide by the Overlease and House Rules, as same may be amended, shall render Subtenant in default of this Agreement. Subtenant understands that this Agreement is subject to and contingent upon approval by the Apartment Corporation. Subtenant agrees to immediately comply with any and all rules and regulations of the Apartment Corporation involving the approval process, including but not limited to immediate submission of any and all documents required by the Apartment Corporation and any and all meetings with the Board of Directors or any committee designated by the Board of Directors. It is specifically agreed and understood between the parties to this agreement that as an inducement to the Apartment Corporation's Board of Directors' approval of this Agreement, no renewal, extension, assignment or further subletting shall be permitted by the Overtenant or Undertenant without the further written authorization of the Apartment Corporation's Board of Directors. This clause shall supersede any contrary clause in this agreement or any verbal understanding between the parties which clause and agreement shall be null and void.

In the event Overtenant defaults in the payment of maintenance or other charges due to the Apartment Corporation pursuant to the Overlease, Subtenant, upon demand by the Apartment Corporation, shall pay to the Apartment Corporation all rent payments payable pursuant to this Agreement which would normally be payable to the Overtenant. Such payments shall continue until such time as the Apartment Corporation notifies the Subtenant that no monies are owed to the Apartment Corporation by the Overtenant.