

4. Tenant agrees with Mortgagee that if Mortgagee shall succeed to the interest of Landlord under the Lease, Mortgagee shall not be (a) bound by any rent or additional rent which Tenant might have paid for more than the current month to any prior landlord, or (b) bound by any amendment or modification of the Lease made without Mortgagee's consent. Tenant further agrees with Mortgagee that Tenant will not voluntarily subordinate the Lease to any lien or encumbrance without Mortgagee's consent.

5. Tenant hereby agrees that any person or entity which at any time hereafter becomes the Landlord under said Lease, including, without limitation, Mortgagee and the purchaser at the foreclosure sale, shall be liable only for the performance of the obligations of the Landlord under said Lease which arise during the period of their ownership of the Premises and shall not be liable for any obligations of the Landlord under said Lease which arise prior to or subsequent to such ownership.

IN WITNESS WHEREOF, the parties hereto have caused