

except the obligation to pay interest, premium and principal on the Notes, and, so long as the Lease is in effect, the obligations or undertakings contained in this Indenture which are imposed upon Lessor under the Lease. Notwithstanding the foregoing provisions, in the case of the obligations and undertakings contained in Sections 3.6, 3.9, 3.11 and 3.12 any such assumption shall require only that such purchaser, assignee or transferee cause the Company to comply with such obligations and undertakings; provided, however, that such purchaser, assignee or transferee shall not be required to cause the Company to comply with such obligations and undertakings, if another person (other than such purchaser, assignee or transferee) satisfactory to the Trustee and the registered owners of all the Notes shall execute and deliver an instrument, satisfactory in form and substance to the Trustee and the registered owners of all the Notes, undertaking to cause the Company to comply with such obligations and undertakings. Any such purchaser, assignee or transferee who shall sell, assign or otherwise transfer its entire interest in the Property in such manner that such sale, assignment or transfer, if it were made by the Company, would be permitted by the provisions of this Section shall be released from complying thereafter with said undertakings and assumptions and shall have no further liability or obligation by reason thereof, except any liability or obligation, actual or contingent, that may exist at the time of such