

maturity after the end of the 99-year term of this lease, (2) any such mortgage, renewal, extension, consolidation, replacement and modification thereof, or any other liens, shall be paid in full and satisfied at the end of the 99-year term of this lease.

8. Mortgage of Leasehold Interest: The Lessee shall have the right to mortgage this lease, and to assign, pledge, or hypothecate it as security for any such mortgage; and the Lessors will accept performance of any leasehold mortgagee of any covenant, condition or agreement on the Lessee's part to be performed hereunder with the same force and effect as though performed by the Lessee; however, this shall in no way relieve the Lessee of its obligations to the Lessors under the terms of this Lease. A leasehold mortgagee shall be entitled to become the owner of this Lease by foreclosure, or by assignment in lieu of foreclosure, provided, however, that such leasehold mortgagee shall first have delivered to the Lessors an assumption agreement, executed in recordable form, wherein and whereby such leasehold mortgagee or its designee or nominee, assumes the performance of all the terms, covenants and conditions of this Lease; however, this shall in no way relieve the Lessee of its obligations to the Lessors under the terms of this Lease.

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 B.M.
 B.S.
 J.S.
 J.B.
 W.H.
 P.M.
 E.W.

9. Condemnation:

- (a) If the whole of the leased premises shall be taken for any public or any quasi-public use under any statute or by right of eminent domain, or by private purchase pursuant to but in lieu of such taking by right of eminent domain, then this Lease shall automatically terminate as of the date that title shall be taken. If any part of the leased premises shall be so taken which, in the reasonable opinion of the Lessee, would render the remainder thereof unusable for the purposes for which the leased premises were leased,