

Tenant (including, with respect to Tenant, the rights granted in the Option to Purchase) and Southern, or such Purchaser, upon such attornment, to the extent of the then remaining balance of the term of the Lease and any such extensions and renewals, shall be and are the same as now set forth in said Lease; it being the intention of the parties hereto for this purpose to incorporate the Lease in this Agreement by reference with the same force and effect as if set forth at length herein. This provision shall be self-operative, but Tenant agrees to execute and deliver such other additional instruments as may be required in order to effectuate such attornment.

3. Tenant agrees that, upon receipt of a true copy of an executed Assignment Of Lease and Rentals under which all leases and rents as to the Mortgaged premises including the Lease, are assigned to Southern as security for the loan, the undersigned will acknowledge in writing receipt thereof.

4. Tenant agrees that it will not join in any change or modification of the Lease or anticipate any rentals thereunder, or surrender the premises without the written consent of Southern.

5. Tenant acknowledges that the interests of Landlord in the Lease may be assigned to Southern as security for the purposes indicated in the said instrument of Assignment, and that Southern will assume no duty, liability or obligation whatever under the Lease, or any extensions thereof, by virtue of said assignment.

6. Tenant agrees to send a copy of any notice or demand given or made to Landlord, its successors or assigns, pursuant to the provisions of the Lease by certified mail, return receipt requested, at Southern