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remedy provided for by such mortgage or deed of trust, or by proper conveyance from said Lessee, acquire the leasehold interest of the Lessee hereunder, but such mortgagee or trustee shall be liable to the Lessor as an assignee hereof only so long as such mortgagee or trustee shall be the owner of the leasehold interest of the Lessee hereunder, however, any person or persons, corporation or company, (other than such mortgagee or trustee) on acquiring the leasehold interest of the Lessee under the terms and provisions of this lease, either by judicial sale thereof, made under and pursuant to the terms and provisions of any such mortgage or deed of trust, or as the result of any other action or remedy provided for by such mortgage or deed of trust, or as the result of any legal process or proceedings whatsoever, or otherwise, shall thereby be and become liable to the Lessor for the performance of each and all the terms, provisions and conditions of this lease as fully and completely as is herein provided for an assignee of said lease.

20. TENANTS IN POSSESSION: This lease is made subject to the rights and leases of tenants already in possession of said premises and such rights and leases shall not under any circumstances or conditions be held as a violation of the Lessor's covenant hereinbefore contained as to peaceful and uninterrupted occupancy of said premises by the Lessee, and the Lessee hereby assumes all liability of the Lessor on account of such rights and leases of tenants now in possession of said premises, but until the Lessee shall make default under the terms of this lease, the Lessee shall be entitled

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