

Leasehold Mortgagee shall thereupon have the same period, after service of such notice upon it, to remedy or cause to be remedied the defaults complained of, and Landlord shall accept such performance by or at the instigation of such Leasehold Mortgagee as if the same had been done by Tenant;

- (c) Anything herein contained notwithstanding, while such Leasehold Mortgagee remains unsatisfied of record, or until written notice of satisfaction is given by the holder to Landlord, if any default shall occur which, pursuant to any provision of this Lease, entitles Landlord to terminate this Lease, and if before the expiration of thirty (30) days from the date of the giving of notice of termination upon such Leasehold Mortgagee, such Leasehold Mortgagee shall have notified Landlord of its desire to nullify such notice and shall have paid to Landlord all basic rent and additional rent and other charges herein provided for which are then in default, and shall have complied or shall commence complying with all of the other requirements of this Lease (except as provided in paragraph (g) of this Section), if any are then in default, and shall prosecute the same to completion with reasonable diligence, then in such event, Landlord shall not be entitled to terminate this Lease and any notice of termination theretofore given shall be void and of no effect;

- (d) If the Landlord shall elect to terminate this Lease by reason of any default of Tenant, the Leasehold Mortgagee shall in addition to the right to nullify any notice of termination by curing such default, as aforesaid, also have the right to postpone and extend the specified date for the termination of this Lease as fixed by Landlord in its notice of termination, for a period of not more than six (6) months, provided that such Leasehold Mortgagee shall cure or cause to be cured any then existing monetary defaults and meanwhile pay the basic rent and other charges and comply with and perform all of the other terms, covenants and conditions of this Lease on Tenant's part to be complied with and performed, other than past non-monetary defaults, and provided further that the Leasehold Mortgagee shall promptly take steps