

extension or replacement thereof, as though the Mortgage has been executed and recorded prior in point of time to the execution of the Lease; provided, however, that so long as the Lessee shall not be in default under the provision of said Lease, said Lease shall not be terminated nor shall any of Lessee's rights and obligations under said Lease be disturbed by any steps or proceedings taken by the Lender in the exercise of any of its rights under the mortgage or Note secured thereby.

2. In the event of foreclosure of the Mortgage or a sale of the Property under power therein contained, Lessee agrees to attorn to and accept the purchaser at any such sale as Lessor under the Lease for the balance then remaining on the term of the Lease, subject to all of the terms and conditions of the Lease. Said purchaser shall likewise be bound to Lessee under the Lease but in no event shall such purchaser be liable for any act of omission of any prior Lessor, be subject to any offsets or defenses which the Lessee might have against any prior Lessor, or be bound by any rent which the Lessee might have paid to any prior Lessor for more than the current month.

3. Lessee agrees to give prompt written notice to Lender of any default by Lessor under the Lease. Lessee further agrees to give such notices to any successor-in-interest provided such successor-in-interest shall have given written notice to Lessee of its acquisition of Lender's interest in the Mortgage and designated the address to which such notices are to be sent. Lessee further agrees that Lender shall have 30 days to cure any such default in the event Lessor fails to cure such default within the grace period, if any, allowed under the Lease, and to accept all payments made or acts done by Lender on behalf of Lessor within said 30 days though the same had been timely done and performed by Lessor so that such acts or payments shall cure such default.

4. Lessee acknowledges receipt from Lessor of an Assignment of Rentals conveying the rentals under the Lease as additional security for said loan, and Lessee agrees to attorn and

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