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the Mortgagee hereby reserves its right under the Mortgage to declare a default under the Mortgage and thereby accelerate the Indebtedness in the event of the transfer of the Demised Premises from the Landlord to the Tenant. The Mortgagee agrees, however, that the existence and validity of the Option (as supplemented by the Supplemental Agreement) shall be recognized by the Mortgagee, its successors and assigns and any other party becoming the owner of the Demised Premises pursuant to the exercise of any remedy provided for in the Mortgage, the Collateral Assignment or the Note (including any party acquiring the Demised Premises by sale or transfer in lieu of foreclosure); and in such event the Option (as supplemented by the Supplemental Agreement) shall continue in full force and effect in accordance with its terms.

5. Subordination of Lease. In consideration for the covenants and agreements of the Mortgagee contained in this Agreement, the Tenant hereby acknowledges and agrees that the Lease is and shall continue to be subordinate to the Mortgage and to the Mortgagee's interest in the Demised Premises under the Mortgage.

6. Prepayment of Rent. The Tenant agrees with the Mortgagee that it will not make any payments of rent under the Lease more than 30 days in advance of the due dates of such payments.

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