

of the Lease to any mortgage of the fee interest of the landlord or lessor under the Lease, Mortgagor hereby relinquishing all right so to do to Agent;

(j) Mortgagor shall execute and deliver to Agent within 4 days after request, such instruments as may be required to permit Agent to cure any default under the Lease or permit Agent to take such other action required to enable Agent to cure or remedy the matter in default and preserve the interest of Agent in the premises.

The generality of the provisions of this paragraph relating to the Lease shall not be limited by other provisions of this Mortgage setting forth particular obligations of Mortgagor which are also required of Mortgagor as the tenant or lessee under the Lease.

Provided this Mortgage is still in effect, Agent, at any time within the 60 day period immediately prior to the expiration date for the exercise of any Lease extension option, may, as and for the act of Mortgagor, extend the term of the Lease, and Mortgagor hereby irrevocably appoints Agent its true and lawful attorney-in-fact, in its name or otherwise, to do any and all acts and to execute any and all documents necessary to exercise such extension options, provided, however, that Agent may only exercise any such options, one at a time, within the 60 day period immediately prior to the expiration date for the exercise of the option in question.

If the Lease shall be terminated prior to the natural expiration of its term due to an event of default thereunder, and if, pursuant to any provision of the Lease or otherwise, Agent or its designee shall acquire from the landlord or lessor under the Lease a new lease of the premises, Mortgagor shall have no right, title or interest in or to such new lease or the leasehold estate created thereby, or renewal privileges therein contained.

So long as any of the Indebtedness and other sums secured by this Mortgage shall remain unpaid, unless Agent shall otherwise consent in writing, neither the fee title to, nor any other estate, title or interest in, the premises shall merge with the leasehold estate under the Lease but shall always be kept separate and distinct

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