

covenants or obligation imposed upon the Lessee under this lease. However, should such mortgagee subsequently transfer or assign its interest so acquired, and the Lessor agrees in writing to accept such transferee or assignee as a substitute for such mortgagee, then upon such transfer and assignment and upon the assumption of all obligations of the lease by such transferee or assignee the mortgagee thereupon automatically shall be released from all further obligations hereunder. Lessor agrees not to unreasonably withhold their consent to the substitution of the assignee or transferee. In the event Lessor refuses to consent to the substitution of the assignee or transferee, then the Lessors will agree to a cancellation of said lease and upon said cancellation becoming effective the leasehold property and all improvements thereon will be surrendered to the possession of the Lessors free and clear of all liens and encumbrances and all rights in said leased premises will be transferred to the Lessor who shall then become entitled to any rents or other income from said property and the mortgagee will execute any and all documents necessary in order to transfer said property to Lessor free and clear of all liens and encumbrances and in order to transfer all rights to the rents and income from said property as may be necessary.

(3) It is understood and agreed that all other covenants, terms and conditions contained in the original lease dated March 6, 1963, remain unchanged and are hereby ratified and confirmed and remain in full force and effect.

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