

(2) If the Security Interests have been foreclosed, then Lessee herein shall pay to the purchaser at the foreclosure sale or if there was only a partial foreclosure insofar as it related to the property to be affected by the proposed cancellation, to the purchaser at the foreclosure sale and the holder of the Security Interests jointly, the amount of the unpaid principal of the debt as it existed immediately prior to any foreclosure proceedings together with (a) all interest accrued down to the date immediately prior to the foreclosure; (b) an amount that would be equal to interest at the contract rate on the unpaid principal existing immediately prior to foreclosure from the date of foreclosure down to the date of the payment provided for in this article, and (c) an amount equal to all reasonable unreimbursed costs, out-of-pocket expenses and attorneys' fees incurred by the holder of the Security Interests and the purchaser at the foreclosure sale in making, servicing and enforcing the loan or in connection with the collateral therefor less, however, any payments made by Lessee herein subsequent to the foreclosure to either of said parties by way of rent under this Sublease applicable to the property to be affected by the cancellation.

If more than one service station site is included in the same Security Instruments as collateral for the same debt, it shall be incumbent on Lessor herein to obtain from the lender, either in the mortgage instruments or in a separate agreement with Lessee herein, a satisfactory allocation of security agreement in order that Lessor will

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