

(f) Landlord agrees that the name of the leasehold Mortgagee(s) may be added to the "Loss Payable Endorsement" of any and all insurance policies required to be carried by Tenant hereunder on condition that the insurance proceeds are to be applied in the manner specified in this lease and that the leasehold Mortgage(s) or collateral document shall so provide;

(g) Landlord agrees that in the event of termination of this lease by reason of any default by Tenant other than for non-payment of rent or additional rent and other payments herein provided for, that Landlord will enter into a new lease of the Demised Premises with the leasehold Mortgagee(s) or its nominee(s), for the remainder of the term, effective as of the date of such termination, without requiring the leasehold Mortgagee(s) to pay the annual basic rental as provided in Section 3 hereof, but upon the other terms, provisions, covenants and agreements as herein contained and subject only to the same conditions of title as this lease is subject to on the date of the execution hereof, and to the rights, if any, of any parties then in possession of any part of the Demised Premises, provided:

(1) Said Mortgagee(s) or its nominee shall make written request upon Landlord for such new lease within fifteen (15) days after the date of such termination and such written request is accompanied by payment to Landlord of sums other than basic rent then due to Landlord under this lease;

(2) Said Mortgagee(s) or its nominee(s) shall pay to Landlord at the time of the execution and delivery of said new lease, any and all sums other than basic rent which would at the time of the execution and delivery thereof, be due pursuant to this lease but for such termination, and in addition thereto, any expenses, including reasonable attorney's fees, to which Landlord shall have been subjected by reason of such default;

(3) Said Mortgagee(s) or its nominee(s) shall perform and observe all covenants herein contained on Tenant's part to be performed other than the payment of basic rent and shall further remedy any other conditions which Tenant under the terminated lease was obligated to perform under the terms of this lease; and upon execution and delivery of such new lease, any subleases which may have therefore been assigned and transferred by Tenant to Landlord, as security under this lease, shall thereupon be deemed to be held by Landlord as security for the performance of all of the obligations of Tenant under the new lease;

(4) Landlord shall not warrant possession of the Demised Premises to Tenant under the new lease;

(5) Such new lease shall be expressly made subject to the rights, if any, of Tenant under the terminated lease;

(6) The Tenant under such new lease shall have the same right, title and interest in and to the buildings and improvements on the Demised Premises as Tenant had under the terminated lease.