

or any renewal thereof shall not be diminished or interfered with by the Lender.

(c) In the event the mortgage is foreclosed for any reason, Lender agrees not to name Tenant as a defendant in such action and if thereupon the Lender succeeds to the interest of the Lessor under the Lease, the Tenant shall be bound to the Lender under all of the terms of the Lease for the balance of the term thereof remaining with the same force and effect as if the Lender were the Lessor under the Lease, and the Tenant hereby attorns to the Lender as its Lessor, such attornment to be effective and self-operative, without the execution of any further instrument on the part of either of the parties hereto, immediately upon the Lender succeeding to the interest of the Lessor under the Lease. The respective rights and obligations of the Tenant and the Lender upon such attornment shall, to the extent of the then remaining balance of the term of the Lease, be the same as now set forth therein, it being the intention of the parties hereto for this purpose to incorporate the Lease in this agreement by reference with the same force and effect as if set forth at length herein. A copy of the Lease is attached hereto as Exhibit "B" and by this reference made a part hereof.

(d) In the event that the mortgage is foreclosed, or for any reason the Lender succeeds to the interest of the Lessor under the Lease, the Lender shall be bound to the Tenant under all of the terms of the Lease, and the Tenant shall, from and after such event, have the same remedies against the Lender for the breach of any agreement contained in the Lease that the Tenant might have had under the Lease against the prior Lessor thereunder. In no event shall the Lender be liable for any act or omission of any prior Lessor or be subject to any offsets or defenses which the Tenant might have against any prior Landlord except those arising out of or by virtue of the said Lease. Nor shall Lender be bound by any rent or additional rent which the Tenant might have paid to any prior Landlord for more than the current month.

(e) Tenant hereby covenants that said Lease has not been modified or altered, and that said Lease shall not be terminated or surrendered, or modified or altered hereafter to decrease the rent or other payment provision on the part of Tenant to be performed, or to diminish the Lease term, or to