

tenants, conveyees, and sublessées.

With respect to the First Mortgagee as herein defined and the holder of any other mortgage permitted under the provisions of "ARTICLE VI" of which the Lessor shall have notice, the following provisions shall apply:

(a) when giving notice to the Lessee with respect to any default under the provisions of this lease, the Lessee will also serve a copy of such notice upon each Mortgagee and no such notice to the Lessee shall be effective unless a copy of such notice is so served upon the Mortgagee,

(b) each Mortgagee will have the same period after the giving of the notice aforesaid to it for remedying the default or causing the same to be remedied as is given the Lessee after notice to it.

(c) in case the Lessee shall make default under any of the provisions of this Lease, any mortgagee shall have the right to make good such default, whether the same consists of the failure to pay rent or the failure to perform any other matter or thing which the Lessee is hereby required to do or perform and the Lessor shall accept such performance on the part of the Mortgagee as though the same had been done or performed by the Lessee,

(d) in the case of any default by the Lessee, other than in the payment of money hereunder, the Lessor will take no action to effect a termination of the term of this lease by reason of any such default without first giving to the Mortgagee reasonable time within which either (i) to obtain possession of the demised premises (including possession by a receiver) and cure such default, in the case of a default which is susceptible of being cured when the Mortgagee has obtained possession, or (ii) to institute foreclosure proceedings and complete such foreclosure, or otherwise acquire the Lessee's interest under this Lease with diligence and continuity, in the case of a default which is not so susceptible of being cured by the Mortgagee and any such default shall be deemed to have been waived by the Lessor upon the completion of such foreclosure or acquisition of the Lessee's interest; provided, however, that the Mortgagee shall not be required to continue such possession or continue such foreclosure proceedings if the default shall be cured, and provided further, that nothing herein shall preclude the Lessor from exercising any rights or remedies under this Lease with respect to any other default by the Lessee during any period of such forbearance."

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