

held under the terms of said mortgage.

6. In the event the mortgage is foreclosed for any reason, and the Mortgagee succeeds to the interest of the landlord under the lease, the Tenant shall be bound to the Mortgagee under all the terms of the lease for the balance of the term thereof remaining with the same force and effect as if the Mortgagee were the landlord under the lease, and Tenant hereby attorns to the Mortgagee as its landlord, such attornment to be effective and self-operative, without the execution of any further instrument on the part of any of the parties hereto, immediately upon the Mortgagee succeeding to the interest of the landlord under the lease. Notwithstanding anything herein to the contrary, the Tenant shall be under no obligation to pay rent to the Mortgagee as owner of the property until the Tenant receives written notice and proof (in the form of a certified copy of the deed of transfer) from Mortgagee that it has succeeded to the Landlord's interest in the property and the lease. The respective rights and obligations of the Tenant and the Mortgagee 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 herein, except Article XXIII of the lease shall not be binding on Mortgagee, its successors or assigns nor on any purchaser at a foreclosure sale that may be held under under the terms of said mortgage.

7. Mortgagee has been informed and acknowledges that, pursuant to a Lease Amendment between Owner and Tenant, the Tenant has been given a right to acquire title to the property described above from Owner in the event Tenant cures any default by Owner under the terms of said mortgage or the note which it secures. In order to protect Tenant's right to assure the passage of legal title to itself in such event, and in the interest of preventing the necessity of foreclosure and sale, Mortgagee hereby agrees that prior to initiating any foreclosure action against Owner, his heirs, successors or assigns, Mortgagee will give Tenant written notice of the nature of the default, at the following address (unless Tenant shall have previously notified Mortgagee in writing of a change of address): The Macke Co., Macke Circle, Cheverly, Maryland 20081, Attn: President. If Tenant