

whatever time from the date of posting of such notice as may be necessary to acquire title and/or possession of the leasehold estate by foreclosure or otherwise, during which time Lessors shall not exercise the rights granted hereunder or by law in the event of default, except that if another default occurs during the period necessary for mortgagee to acquire title and/or possession of the leasehold estate, then the same shall be subject to the notice and time provisions contained in the sentence above written, it being expressly understood and agreed that such mortgagee during such period of time as may be necessary for it to acquire title and/or possession of the leasehold estate by foreclosure or otherwise will at all times fulfill all the terms and provisions of said lease, including but not limited to the payment of the stipulated consideration. So long as there is any mortgage upon Lessee's leasehold interest, Lessors, in compliance with the provisions hereinabove set forth, further agree that they will not terminate said lease in the event the Lessee is adjudicated a bankrupt or is placed in the hands of a receiver, or makes an assignment for the benefit of creditors, or has its charter cancelled, so long as the rent is being paid to Lessors and all other covenants of said lease are being observed. In the event any mortgagee or any other person shall acquire such leasehold estate by foreclosure or otherwise, such mortgagee shall during the period of its ownership thereof become liable to the Lessors for the payment of the rent and the performance of any

Continued on next page