

consent thereto in writing of the Trustees and that any attempted subordination, amendment, modification or termination without such consent shall be void. In the event that the Lease or the Guaranty shall be amended as herein permitted, such instrument as so amended shall continue to be subject to the provisions of this Agreement without the necessity of any further act by any of the parties hereto. The Lessee hereby covenants and agrees to remain obligated under the Lease in accordance with its terms, and agrees not to take any action to terminate (except as expressly permitted by the Lease), rescind or avoid the Lease, notwithstanding the bankruptcy, insolvency, reorganization, composition, readjustment, liquidation, dissolution, winding up or other proceeding affecting the Assignor or any assignee of the Assignor, and notwithstanding any action with respect to the Lease which may be taken by any trustee or receiver of the Assignor or of any such assignee or by any court in any such proceeding.

8. The Assignor and the Lessee agree that if the Lessee shall exercise any right to purchase the Property or to substitute another property therefor pursuant to the Lease or if the Lessee shall be required to purchase the Property or to effect such a substitution, pursuant to any provision of the Lease, the Lessee will accept a deed and other instrument conveying and transferring the Property which is executed and delivered by the Trustee as being in compliance with the provisions of the Lease. The Lessee further agrees that, if it should become necessary for the Trustees or either of them or any other party to institute any judicial proceeding in order that the Property may be conveyed to the Lessee, the time within which the delivery of the deed or other instruments relating to the Property may be made shall be extended to the extent necessary to permit the Trustees or either of them or such other party to institute and conclude such judicial proceeding, and the Lessee and the Assignor agree that the Lease shall not terminate, but shall continue in full effect until the expiration of such period of extension. In the event that the

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