

Sale and Assianment 18. In the event of a sale, assignment or other transfer of the Lessor's interest in the Demised Premises, the party who is the Lessor at the time of any sale, assignment or transfer, shall thereafter be released and discharged from all covenants and obligations of the Lessor hereunder, and it shall be deemed and construed without further agreement that such purchaser, assignee or transferee of the Lessor, has assumed and agreed to carry out any and all of the covenants and obligations of the Lessor hereunder.

Fee Mortgages 19. During the term of this Lease, Landlord shall have the right and power to mortgage or otherwise create a security interest affecting its fee interest in the Demised Premises, and to renew, modify, replace, extend or refinance such mortgage (hereinafter referred to as the "fee mortgage") subject, however, to the following:

(a) All rights acquired pursuant to any fee mortgage shall be subject and subordinate to the rights and interest of tenant under this Lease, the covenants, conditions and restrictions set forth herein, and the leasehold estate created hereunder.

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