

holder of any note and mortgage evidencing said borrowing shall have the right to pay all rentals due and payable under the terms hereof to the Landlord.

The Landlord may assign the rents hereunder and may assign or sell all of her rights under this Lease, whether or not in connection with a sale or conveyance of the leased premises. Should any of the foregoing be done by the Landlord, any such transaction shall be subject to the terms and conditions of this lease, and the Tenant shall not be charged with keeping an account of the status of the indebtedness for which such an assignment may have been given to secure. Any rent paid to the Landlord by the Tenant after such assignment has been made, but prior to the Tenant's receipt of written notice of such assignment shall be deemed a proper payment of rent and the Tenant shall not be liable to the Assignee therefor.

7. Eminent Domain. If all or a substantial portion of the demised premises is taken under condemnation or eminent domain proceedings and if the remaining portion thereof is untenable for the operation of a local commercial shopping center, this lease shall terminate on the date on which the premises or so much thereof is so taken and the rental shall be prorated between the Lessor and the Lessee as of such date. In the event of a condemnation of the entire premises or so much thereof as there shall render the remaining premises untenable as aforesaid, the Lessee shall be entitled to share in any condemnation award made to the Lessor only to the extent of the amount thereof attributable to the condemnation of the improvements on the leased premises. Any award for any taking which affects only the Landlord's interest under this lease shall be payable solely to the Landlord and any award for consequential damages to the remaining portion of the shopping center shall be payable to the Tenant. In the event of the termination of this lease for eminent domain as herein provided any such termination shall be without prejudice to the rights of either the Landlord or Tenant to seek separate award and recover from the condemning authority compensation for damages caused by such condemnation, but neither the Lessor nor the Lessee shall have any rights in any award made to the other by the condemnation authority except as expressly provided for herein.