

with any option therefor contained in the Lease, shall not be disturbed by Lender during the term of the Lease or any such extensions or renewals thereof.

3. If the interests of Borrower shall be acquired by Lender by reason of foreclosure of the Mortgage or other proceedings brought to enforce any rights of the holder of the Mortgage, by deed in lieu of foreclosure or by any other method, and Lender succeeds to the interests of Borrower under the Lease, the Lease and the rights of Tenant thereunder shall continue in full force and effect and shall not be terminated or disturbed except in accordance with the terms of the Lease, and Tenant shall be bound to Lender under all of the terms, covenants and conditions of the Lease for the balance of the term thereof remaining, and any extensions or renewals thereof which may be effected in accordance with any option therefor contained in the Lease, with the same force and effect as if Lender were the Lessor under the Lease, and Tenant does hereby attorn to Lender as its Lessor, said attornment to be effective and self-operative without the execution of any other instruments on the part of either party hereto immediately upon Lender's succeeding to the interest of Borrower under the Lease; provided, however, that Tenant shall be under no obligation to pay rent to Lender until Tenant receives written notice from Lender that it has succeeded to the interests of Borrower under the Lease, and Borrower agrees that upon receipt of such written notice from Lender, Tenant may thereafter pay rent to Lender without liability therefor to Borrower, and Borrower hereby waives, releases and abandons any and all claims or causes of action against Tenant for or by reason of any such payments to Lender. The respective rights and obligations of Tenant and Lender upon such attornment, to the extent of the then remaining balance of the term of the Lease and any extensions or renewals, shall be and are the same as now set forth in the Lease, it being the intention of the parties hereto for this purpose to incorporate the

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