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6. Lessee agrees that it will not, without the prior written consent of Lender (a) modify the Lease or any extensions or renewals thereof in such a way as to reduce the rent, accelerate rent payments, shorten the original term, or change any renewal option; (b) terminate the Lease except as provided by its terms; (c) tender or accept a surrender of the Lease or make a prepayment in excess of one month of any rent thereunder; or (d) subordinate or permit subordination of the Lease to any lien subordinate to the Mortgage. Any such purported action without such consent shall be void as against Lender.

7. Lessee agrees that it will give notice to Lender or to any holder of the Mortgage, provided such holder (other than Lender) shall have notified Lessee in writing of its name and address, of any defaults of Landlord under the Lease which would entitle the Tenant to terminate the Lease or abate the rental payable thereunder, specifying the nature of the default by Landlord, and thereupon the holder of the Mortgage shall have the right, but not the obligation, to cure such default and Lessee will not terminate the Lease or abate the rental payable thereunder by reason of such default unless and until it has afforded the holder of the Mortgage thirty (30) days, after such notice, to cure such default and a reasonable period of time in addition thereto if circumstances are such that said default cannot reasonably be cured within said 30-day period, provided, however, Lessee shall not be required to deliver such notice to the holder of the Mortgage or to extend to it an opportunity to perform in respect of emergency repairs which the Tenant is permitted to make under any provisions of the Lease.

8. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their successors and assigns, and without limiting such, it is expressly understood that all references herein to Lender shall be deemed to include also any subsequent holder of the Mortgage and/or any other persons succeeding to title to the

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