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Premises in lieu of foreclosure, or otherwise, or in the event the Demised Premises shall be purchased at such foreclosure by a third party, the Tenant shall attorn to the Mortgagee or such third party and recognize the Mortgagee or such third party as its Landlord under the Lease, and the Mortgagee or such third party shall recognize and accept the Tenant as its tenant under the Lease whereupon, absent any default on the part of the Tenant under the Lease, the Lease shall continue in full force and effect as a direct lease between the Mortgagee or such third party and the Tenant for the full term thereof. The Tenant acknowledges and agrees that neither the Mortgagee nor such third party shall have any obligations or liabilities under the Lease unless and until the Mortgagee or such third party takes title to the Demised Premises either as the result of foreclosure of the Mortgage or accepting a deed to the Demised Premises in lieu of foreclosure, or otherwise, and in such event the Mortgagee's or such third party's obligations and liabilities under the Lease shall exist only from and after the date on which the Mortgagee or such third party acquires title to the Demised Premises.

4. Exercise of Option. The Mortgagee by entering into this Agreement has not and does not consent to the transfer of the Demised Premises from the Landlord to the Tenant upon exercise of the Option or otherwise. Accordingly,