

and effectivly assigns the leases purported to be assigned thereby, and stating the manner of recording and filing to be effected in order to establish, preserve and protect the Lender's interest therein and whether there is any necessity for the re-recording and re-filing of such instruments and setting forth the re-recording and re-filing requirements, if any; (c) upon due recording and filing of the Mortgage, it will, to the extent of all advances made hereunder, be prior to any subsequent filing of constitutional or statutory liens for services rendered or material furnished regardless of the date of such services were rendered or materials furnished as the case may be; (d) in the event of foreclosure or other means of enforcement of the remedies provided for in the Mortgage, any leases of the Premises will, at Lender's option, remain in full force and effect between the lessees thereunder and the Lender or any purchaser of the Premises pursuant to such remedial action and stating whether such result follows as a matter of law or by reason of compliance with the appropriate provisions of the Mortgage; (e) all rights of redemption of Borrower shall be extinguished upon the consummation of the sale of the Premises pursuant to any remedial provision provided for in the Mortgage either as a matter of law or pursuant to the waiver provided for in the Mortgage, or if they are not so extinguished shall expire not later than six months after the sale; and as to such other material incident to the transaction contemplated