

ARTICLE I

1.01 Payment of Indebtedness. Mortgagor shall pay the Note according to the tenor thereof and the remainder of the Indebtedness evidenced thereby promptly as the same shall become due.

1.02 Taxes, Liens and Other Charges.

(a) Mortgagor shall pay, or cause to be paid, on or before the due date thereof, all taxes, assessments, levies, license fees, permit fees and all other charges (in each case whether general or special, ordinary or extraordinary, or foreseen or unforeseen) of every character whatsoever (including all penalties and interest thereof) now or hereafter levied, assessed, confirmed or imposed on, or in respect of, or which may be a lien upon, the Premises or City Project (after completion of improvements thereon and acceptance of possession thereof by Mortgagor), or any part thereof, or any estate, right or interest therein, or upon the rents, issues, income or profits thereof, and shall submit to Mortgagee such evidence of the due and punctual payment of all such taxes, assessments and other fees and charges as Mortgagee may require.

(b) Mortgagor shall pay, on or before the due date thereof, all taxes, assessments, charges, expenses, costs and fees which may now or hereafter be levied upon, or assessed or charged against, or incurred in connection with, the Note, this Mortgage or any other instrument now or hereafter evidencing, securing or otherwise relating to the Indebtedness evidenced by the Note, and shall submit to Mortgagee such evidence of the due and punctual payment of all such taxes, assessments, charges, expenses, costs and fees as Mortgagee may require.

(c) Mortgagor shall pay, on or before the due date thereof, (i) all premiums on policies of insurance covering, affecting or relating to the City Project (after completion of

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