

and Borrower shall exercise Borrower's right to request such certificates within five (5) days of any demand therefor by Lender.

(d) Each lease, tenant contract and rental agreement pertaining to the Premises, or any part thereof, shall provide that, in the event of the enforcement by Lender of the remedies provided by law or by this Mortgage, the lessee or tenant thereunder will, upon request of Lender or any other person or entity succeeding to the interest of Lender as a result of such enforcement, automatically become the lessee or tenant of Lender or said successor in interest, without change in the terms or other provisions of said lease, tenant contract or rental agreement; provided, however, that neither Lender nor any such successor in interest shall be bound by (i) any payment of rental or additional rental for more than one (1) month in advance, except prepayments in the nature of security for the performance by said lessee or tenant of its obligations under said lease, tenant contract or rental agreement (and then only if such prepayments have been deposited with and are under the control of Lender); or (ii) any amendment or modification of said lease, tenant contract or rental agreement made without the express written consent of Lender or said successor in interest. Each lease, tenant contract and rental agreement pertaining to the Premises shall also provide that, upon request by said successor in interest, the lessee or tenant thereunder shall deliver an instrument or instruments confirming such attornment.

(e) Notwithstanding any other provisions of this Mortgage, Borrower shall not hereafter enter into any lease, tenant contract, rental agreement or management contract affecting the Premises, or any part thereof, without the prior