

due and payable immediately, whether or not there be notice, demand, attempt to collect or suit pending. The amounts so incurred or paid by Mortgagee, together with interest thereon at the Default Rate as hereinafter defined from the date incurred until paid by Mortgagor, shall be added to the indebtedness and secured by the lien of this Mortgage.

1.13 Mortgagee's Performance of Defaults. If Mortgagor defaults in the payment of any tax, assessment, encumbrance or other imposition, in its obligation to furnish insurance hereunder or in the performance or observance of any other covenant, condition, or term in this Mortgage or in any other instrument securing the Note, Mortgagee may at its option perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expenses incurred or paid by Mortgagee in connection therewith shall become due and payable immediately by Mortgagor. The amounts so incurred or paid by Mortgagee, together with interest thereon at the Default Rate as hereinafter defined from the date incurred until paid by Mortgagor, shall be added to the indebtedness and secured by the lien of this Mortgage. Nothing contained herein shall be construed as requiring Mortgagee to advance or expend monies for any purposes mentioned in this paragraph, or for any other purpose. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof for the purpose of performing or observing any such defaulted covenant, condition or terms, without thereby becoming liable to Mortgagor or any person in possession holding under Mortgagor.

1.14 Books and Records. Mortgagor shall keep and maintain complete and accurate books and records of the earnings and expenses of the operations at the Mortgaged Property, and shall furnish Mortgagee within ninety (90) days after the close of each calendar year a balance sheet and an audited statement of income and expenses, both in reasonable detail and form satisfactory to Mortgagee and a rent schedule of the Mortgaged Property showing the name of each tenant, and for each tenant, the amount of space occupied, the lease expiration date and the rent paid.

1.15 Estoppel Affidavits. Mortgagor, within ten (10) days after written request from Mortgagee, shall furnish a written statement, duly acknowledged, setting forth the unpaid principal of, and interest on, the Note, and any other unpaid sums secured hereby, and whether or not any offsets or defenses exist against such principal and interest or other sums.

1.16 Prohibition of Transfer or Encumbrance. Mortgagor shall not sell, convey, transfer, encumber, or mortgage all or any part of the Mortgaged Property without the prior written approval and consent of the Mortgagee, nor shall a beneficial interest in Mortgagor be sold, conveyed, transferred, or pledged or an additional partner be admitted without the prior written approval and consent of the Mortgagee.

## ARTICLE TWO

### DEFAULTS

2.01 Event of Default. The term Event of Default, wherever used in this Mortgage, shall mean any one or more of the following events:

(A) A breach by Mortgagor of any of the covenants, agreements and conditions of Article One hereof.

(B) Failure by Mortgagor to duly keep, perform and observe any other covenant, condition or agreement in the Note this Mortgage and Security Agreement, or any other instrument securing the Note of any other instrument collateral to the Note or executed in connection with the sums secured hereby.