

faithfully keep, observe and satisfy all the obligations on the part of the lessor to be kept, performed and satisfied under every lease from time to time in force with reference to the Property, and shall not alter or terminate any such lease or accept any rentals for more than one month in advance. At any time on notice from the holder, Mortgagor shall submit to the holder for examination all such leases and on the demand of the holder, shall assign and deliver to the holder any or all such leases, or the rents and profits thereof, not previously assigned in the Security Agreement, such assignments to be in form satisfactory to the holder, but in all events such assignments shall provide that the Mortgagor shall retain the rents and profits thereof until a Mortgage Default occurs in any covenant or condition in this Mortgage. The holder shall have the right, by the execution of suitable written instruments from time to time, to subordinate this Mortgage, and the rights of the holder hereunder, to any lease or leases from time to time in force with reference to the Property, and, on the execution of any such instrument, this Mortgage shall be subordinate to the lease for which such subordination is applicable with the same force and effect as if such lease had been executed and delivered, and a notice thereof recorded to the extent required to give notice to third persons, prior to the execution, delivery and recording of this Mortgage.

§2.8. Security Deposits. If the Mortgagor shall obtain from a lessee of the Property or a part thereof, a deposit to secure such lessee's obligations, such funds, if so requested by the holder, shall be deposited with the holder in an account which shall be governed by the terms of Section 2.2 of this Mortgage to the extent not inconsistent with applicable law or the provisions of the lease under which such deposit is made. Any such deposit shall be returned to the Mortgagor when required by the terms of any such lease to be paid over to the lessee.

§2.9. Prior Mortgages. If this Mortgage, by its terms, is now, or at any time hereafter becomes, subject or subordinate to a prior mortgage, the Mortgagor shall fully perform its obligations under such