

inspect the Mortgaged Property. If any such inspection shows the reasonable or appropriate need for restoration, repairs or replacements, and the Mortgagee makes demand therefor, the Mortgagor shall proceed expeditiously to complete the same.

(j) Continuance of Lien. The Mortgagor at its expense shall at all times cause this Mortgage, and any modification, supplement or amendment hereto, to be recorded and filed and to be kept recorded and filed in such manner and in such places, and shall pay all such recording, filing or other taxes, fees and other charges, and shall comply with all such statutes and regulations as may be required by law, in order to establish, preserve and protect the status of this Mortgage as a valid first lien, with such priority as is provided herein, on all of the Mortgaged Property, including, without limitation, any such property acquired after the execution hereof, and the rights of the Mortgagee hereunder. The Mortgagor shall execute and deliver, and pay the costs of preparation and recording thereof, to the Mortgagee from time to time, upon demand, any further instrument or instruments, including, but not limited to, mortgages, security agreements, financing statements, assignments and renewal and substitution notes, so as to reaffirm, to correct and to perfect the evidence of the Secured Indebtedness and the lien of this Mortgage upon all or any part of the Mortgaged Property

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