

Promissory Note and Lease and comply with and perform all of the provisions and contingencies thereof. Upon the occurrence of an event of default under the provisions of the Promissory Note or Lease (as therein defined), MORTGAGEE may, at its option, declare the entire sums of principal and interest secured by this Mortgage, and all other sums secured by this Mortgage to be immediately due and payable without notice or demand to MORTGAGOR. The occurrence of an event of default under the Promissory Note or Lease shall constitute a default under the terms of this Mortgage. In the event of a conflict between the terms of said Promissory Note and the terms of this Mortgage, said Promissory Note shall be controlling.

4. That it shall keep the premises in good condition and repair, reasonable wear and tear excepted; that it shall not permit nor perform any act which would in any way impair the value of the premises; that it shall not remove any fixtures nor remove or demolish any building or improvement located on the premises without the written consent of MORTGAGEE; and that it shall neither commit or perform waste on the premises.

5. That it shall pay and discharge as the same become due all taxes, sewer rents, water charges, assessments and other governmental charges that may accrue, be levied, or assessed upon the premises or the improvements or any part thereof or which may be or become a lien prior to the lien of this Mortgage or have priority in payment to the Secured Indebtedness, or which may accrue or be levied upon this Mortgage or the Secured Indebtedness or the evidence of the Secured Indebtedness, or any sums secured hereby; and MORTGAGOR shall not suffer or permit any such taxes, sewer rents, water charges, assessments or other governmental charges on the premises which may be or become a lien on the premises or the improvements or any interest therein to become or remain delinquent, or permit any part thereof or any interest therein to be sold for any taxes, sewer rents, water