

before the same become past due all taxes, assessments and other governmental liens or charges against the property hereby mortgaged and all premiums for insurance required by this Mortgage to be furnished by Mortgagors. The Mortgagors shall procure and deliver to Mortgagee in advance statements for such charges. Payments from said account for such purposes may be made by the Mortgagee at its discretion even though subsequent owners of the property described herein may benefit thereby. In the event of any default under the terms of this Mortgage, any part or all of the balance of said account may be applied to any part of the indebtedness hereby secured, and in refunding any part of said account the Mortgagee may deal with whoever is represented to be the owner of said property at that time. The enforceability of the covenants relating to taxes, assessments, rents and insurance premiums provided for herein shall not be affected, except to the extent that the obligations thereunder have been actually met by compliance with this paragraph.

IT IS AGREED that the Mortgagors, shall deliver to the Mortgagee a rent roll quarterly, commencing July 1, 1984, and each three (3) months thereafter, reflecting the names of tenants, rents paid, and apartments occupied by each tenant, and within ninety (90) days of each December 31 hereafter, shall deliver to the Mortgagee, its successors and assigns, an annual report for the mortgaged property, which shall include a detailed statement of receipts and sources thereof, including a schedule of tenants, rents paid, apartments occupied, and a detailed statement of expenses showing taxes, insurance, cost of all maintenance and replacement and other costs of operation of said mortgaged property; such figures to be certified by an independent certified public account as required by and satisfactory to the Mortgagee.

AND IT IS AGREED, by and between the said parties that upon any default being made in the payment of principal or of the interest on the said Note, or in the performance of any other provisions thereof, or of the payments of other charges, or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, or upon default under any other terms or conditions of this Mortgage or under any terms or conditions of any other instruments securing the said Note, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the said Mortgagee, its successors or assigns, although the period for the payment thereof may not then have expired.

AND IT IS AGREED, by and between the said parties that upon breach of the terms of this obligation, the Mortgagors do hereby assign, set over and transfer unto the said Mortgagee, its successors and assigns, all rents and profits accruing from the premises hereinabove set forth as additional security for the Mortgage indebtedness, and if at any time any part of said debt,