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performance of any act or any payment to be done or made by the lessee, nor consent to any assignment or sub-letting by the lessee, without having first obtained the written consent of the Mortgagee, and any attempt to do so without first having obtained such consent shall be a void act and without effect. The Mortgagor covenants to keep and perform all of the terms, covenants and conditions required to be performed by him under the terms of the said lease agreement. In the event the Mortgagor defaults in the performance of any term, covenant or condition of the said lease agreement, with the result that the lessee acquires, or will upon the lapse of time acquire, the right to terminate the lease (but this is not to be construed as an admission by the Mortgagor and the Mortgagee or the heirs, successors or assigns of either of them that any act or failure to act on the part of the lessor or any event or occurrence could give rise to a right of the lessee to terminate the lease under the terms thereof), the Mortgagee may, for the purpose of protecting its security, but without any obligation to do so, perform any such term, covenant or condition of the Mortgagor which the Mortgagor has failed or refused to perform. The Mortgagee shall, and the Mortgagor agrees that it may and hereby authorizes it to, re-enter upon the premises and take possession thereof forthwith to the extent necessary to effect such cure, repair or removal of any default giving rise to the right of termination as aforesaid and hereby expressly agrees that said Mortgagee shall have the right to specific performance of this covenant and that any court having jurisdiction may enforce the