

or liabilities under the Lease, or which will result in the termination, amendment or modification of, or impair the validity of the Lease or the Assignment or the assignment made hereby, except as herein or therein expressly provided. The Mortgagor will give the Mortgagee notice of all defaults by the Lessee under the Lease promptly after they become known to Mortgagor.

4. Corporate Existence; Compliance with Laws. The Mortgagor will do or cause to be done all things necessary to preserve and keep in full force and effect its existence, franchises, rights and privileges as a corporation and, so long as it is the owner of the Property, will obtain or cause to be obtained all necessary authorization to own, lease, mortgage and convey property and to conduct business in the State of South Carolina, and the Mortgagor will do or cause to be done all things necessary to obtain or reinstate such authorization (including, without limitation, qualifying to do business as a foreign corporation under the laws of the State of South Carolina) at such time or times as the Mortgagee may reasonably request in order to protect the validity and enforceability against the Mortgagor of this Mortgage, the Notes, the Assignment or the Lease, or against the Lessee, of the Lease or the Assignment, and of any supplement or amendment thereto. The Mortgagor will comply with all requirements applicable to it or to the Property of the laws, rules, ordinances and regulations of the United States of America and of every other governmental authority having jurisdiction of it or the Property.

5. Additions to Property. All right, title and interest of the Mortgagor in and to all extensions, improvements, betterments, renewals, substitutes and replacements of, and all additions and appurtenances to the Property hereafter constructed or acquired by the Mortgagor, immediately upon such construction or acquisition and without any further mortgaging, conveyance or assignment, shall become and be part of the Property held by the Mortgagee hereunder with the same effect as though now owned and hereby mortgaged, conveyed and assigned by the Mortgagor, but at any and all times the Mortgagor will execute and deliver to the Mortgagee any and all such further assurances, conveyances or assignments thereof as the Mortgagee may reasonably require for the purpose of expressly and specifically subjecting the same to the lien of this Mortgage, the assignment hereby made and by the Assignment.

6. Taxes. The Mortgagor from time to time, and when the same shall become due and payable, will pay and discharge or cause to be paid and discharged (1) all real estate taxes, school taxes and other property taxes, all assessments for benefits from public works or improvements and all water, sewer, utility and other rents, rates and charges, including all excises, taxes, levies, license fees, permit fees and other fees and charges, whether general or special, ordinary or extraordinary or foreseen or unforeseen, which may be assessed, levied or imposed upon the Mortgagor or the Property