

therein certifications as to all tax liability; and failure to produce same, to be a condition of default. And also conditioned for the production to the Mortgagee, within thirty days after the last date for filing the same, copies of all tax reports affecting the mortgaged premises required by any governmental authority, municipal, state or federal, together with receipts showing that any taxes shown to be due by said report or reports have been paid. And also conditioned for the production to the Mortgagee of receipts showing payment of all taxes, charges or claims assessed or levied at any time, by lawful authority, on the mortgaged premises, which by any present or future law may become a lien on the mortgaged premises or which may by law gain priority over the lien of the mortgage or by law become prior in distribution to the proceeds of any judicial sale thereon, within six months after such tax, charge, or claim shall have been assessed or levied against any individual or individuals, company or corporation, in whom the title to the mortgaged premises shall or may hereinafter vest, or against the mortgaged premises.

The said Mortgagor covenants to keep and perform all of the covenants, agreements and conditions to be kept and performed by the lessor under any and all leases now or hereafter covering the mortgaged property, or any part thereof. In event of default under any such lease by reason of the failure of the Mortgagor to keep or perform one or more of the covenants, agreements, or conditions thereof, the Mortgagee is hereby authorized and empowered, and may at its own option, remedy, remove or cure any such