

six and three-fourths (6-3/4%) per centum per annum. All sums so paid and expended by mortgagee, and the interest thereon, shall be added to and be secured by the lien of this mortgage.

Mortgagor further covenants and agrees:

(i) That it will not surrender any of its leasehold estates and interest hereinabove described, not terminate or cancel any of said leases, and that it will not, without the express written consent of mortgagee, modify, change, supplement, alter or amend any of said leases, either orally or in writing, and as further security for the repayment of the indebtedness secured hereby and for the performance of the covenants herein and in said leases contained, mortgagor hereby assigns to mortgagee all of its rights, privileges and prerogatives as tenant under each of said leases to terminate, cancel, modify, change, supplement, alter or amend any of said leases, and any such termination, cancellation, modification, change, supplement, alteration or amendment of any of said leases without the prior written consent thereto by mortgagee shall be void and of no force and effect. As further security to mortgagee, mortgagor does hereby deposit with mortgagee its Lessee's original of each of said leases, and all amendments thereto, to be retained by mortgagee until all indebtedness secured hereby is fully paid. So long as there is no breach of or default under any of the covenants or agreements herein contained to be performed by mortgagor, or in the performance by mortgagor of any of the terms, covenants and conditions in any of said leases contained, mortgagee shall have no right to terminate, cancel, modify, change, supplement, alter or amend any of said leases.

(ii) That no release or forbearance of any of mortgagor's obligations under any of said leases, pursuant to said leases or otherwise, shall release mortgagor from any of its obligations under this mortgage, including its obligations with respect to the payment of rent as provided for in each of said leases and the performance of all of the terms, provisions, covenants, conditions and agreements contained in each of said leases, to be kept, performed and complied with by the tenant therein.