

12. Maintenance of Corporate Existence. The Mortgagor will maintain, preserve and keep in full force and effect its corporate existence, franchises, rights and privileges in the States of Delaware, Minnesota, North Carolina, South Carolina and Florida.

13. Payment of Taxes, etc. The Mortgagor will duly and punctually pay and discharge, or cause to be paid and discharged, before the same become delinquent, all Impositions and all other taxes, assessments and governmental charges and levies imposed upon it or its income, profits or properties or assets or any part thereof; provided, that the Mortgagor shall not be obligated to pay any franchise, estate, succession or transfer tax, capital levy, or excess profits, revenue or other tax imposed upon the Mortgagee. For the purpose of this section 13, "Impositions" shall include all taxes, assessments (including, without limitation, all assessments for public improvements or benefits, whether or not commenced or completed prior to the date hereof), ground rents, water, sewer or other rents, rates and charges, excises, levies, license fees, permit fees, inspection fees and other authorization fees and other charges, in each case whether general or special, ordinary or extraordinary, or foreseen or unforeseen, of every character (including all interest and penalties thereon), which at any time may be assessed, levied, confirmed or imposed on or in respect of or be a lien upon (a) the Trust Estate or any part thereof or any rent therefrom or any estate, right or interest therein, or (b) any occupancy, use or possession of or activity conducted on the Property or any part thereof.

14 Accounting and Financial Statements, etc. The Mortgagor will deliver to the Mortgagee:

- (a) as soon as practicable and in any event within 120 days after the end of each fiscal year, a balance sheet of the Mortgagor as at the end of such year and statements of income and of surplus of the Mortgagor for such year, setting forth in each case in comparative form the figures for the previous fiscal year, all in reasonable detail and certified by independent public accountants