

of recognized standing selected by the Mortgagor and satisfactory to the Mortgagee;

- (b) as soon as practicable, and in any event within 60 days after the end of each quarterly fiscal period, a balance sheet of International Dairy Queen, Inc., a Delaware corporation (the "Guarantor") as at the end of such quarterly fiscal period and statements of income and of surplus of the Guarantor for such period, all in reasonable detail and certified as complete and correct, subject to changes resulting from year-end adjustments, by the principal financial officer of the Guarantor;
- (c) as soon as practicable, and in any event within 120 days after the end of each fiscal year, a balance sheet of the Guarantor as at the end of such year and statements of income and surplus of the Guarantor 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 of recognized standing selected by the Guarantor and satisfactory to the Mortgagee;
- (d) together with the financial statement furnished under paragraph (a) of this section, an Officers' Certificate of the Mortgagor stating that there is no default hereunder or, if any such default exists, specifying the nature and period of existence thereof and what action the Mortgagor is taking or proposes to take with respect thereto; and
- (e) with reasonable promptness, such other information regarding the Trust Estate as the Mortgagee from time to time may reasonably request.

15. Specific Assignment of Moneys, Rights, etc. under Leases.

Without limiting the generality of the granting clause hereof, the Mortgagor specifically hereby presently and irrevocably assigns, transfers and sets over to the Mortgagee:

- (a) the full amount of each installment of base rent payable pursuant to Article 3 of each Lease;
- (b) all additional rent payable to the Mortgagor pursuant to each of the Leases in reimbursement of any amounts paid or advanced by the Mortgagee for the account of the Mortgagor or Lessee pursuant to Article 21 of each of the Leases;