

to the premises; and on demand, the Mortgagor will furnish to the Mortgagee executed counterparts of any and all such leases. Further, the Mortgagor, upon request, will furnish to the Mortgagee information relative to the occupancy and vacancy rates on the mortgaged property.

ARTICLE II.

First: EVENT OF DEFAULT. The term default or event of default wherever used in this mortgage and security agreement, shall mean any one or more of the following events:

- (a) Failure by the Mortgagor to pay as and when due and payable any installment of principal, interest or escrow deposits;
- (b) Failure by the Mortgagor to duly observe any other covenant, condition or agreement of this mortgage; or