

other governmental charges, in each case whether general or special, ordinary or extraordinary, or foreseen or unforeseen, of every character in respect of the Properties and/or the Basic Rent or Additional Rent payable under the Leases (including all penalties or interest thereon), which at any time prior to, during or in respect of the term hereof may be assessed, levied, confirmed or imposed on or in respect of or be a lien upon (a) the Company or the Mortgagee (including gross receipts or similar taxes payable in respect of the Basic Rent and/or Additional Rent under the Leases and sales and use taxes which may be levied or assessed against or be payable by the Company or Lessee on account of the acquisition, leasing or use of any of the Properties, or upon the value thereof or upon the money borrowed to acquire the same), (b) the Properties or any Property or any rent therefrom or any estate, right or interest therein, or (c) any occupancy, use or possession of or sales from or activity conducted on or in connection with any of the Properties.

Improvements - All buildings, structures and other improvements presently situated or hereafter constructed upon any of the Properties.

Individual Mortgages - As defined in Article III.

Insurance Requirements - All terms of any insurance policy covering or applicable to the Properties or any Property, all requirements of the issuer of any such policy, and all orders, rules, regulations and other requirements of the National Board of Fire Underwriters (or any other body exercising similar functions) applicable to or affecting the Properties or any Property or any use or condition of any of the Properties.

Interim Note - As defined in the mortgaging clause.

Leases - Collectively, the First Closing Lease and, from and after the execution and delivery thereof, the Second Closing Lease.

Lease Assignments - Collectively, the First Closing Lease Assignment and, from and after the execution and delivery thereof, the Second Closing Lease Assignment.

Legal Requirements - Federal, State, County, Municipal and other governmental statutes, laws, rules, orders, regu-