

4. Payment of Impositions. Mortgagor from time to time when the same shall become due and payable, and before interest or penalties are due thereon, will pay and discharge all taxes of every kind and nature (including real and personal property taxes and income, franchise, withholding, profits and gross receipts taxes), all charges for any easement or agreement maintained for the benefit of the Mortgaged Property, all general and special assessments, levies, permits, inspection and license fees, all water and sewer rents and charges, and all other public charges whether of a like or different nature imposed upon or assessed against Mortgagor or the Mortgaged Property or any part thereof or upon the revenues, rents, issues, income and profits of the Mortgaged Property or arising in respect of the occupancy, use or possession thereof (collectively called the "Impositions"). If requested by Mortgagee, Mortgagor will, at least thirty (30) days before the last day upon which they may be paid without penalty or interest, deliver to Mortgagee receipts evidencing the payment of all such Impositions. However, if, pursuant to this Mortgage, Mortgagor shall have deposited with Mortgagee before the due date thereof sums sufficient to pay any Impositions, the same shall be paid by Mortgagee.

Mortgagor will also provide Mortgagee, within ten (10) days of receipt thereof, copies of all settlements and notices pertaining to the Impositions which may be issued by any governmental authority.

If and when requested by Mortgagee, to provide for the timely payment of the Impositions and of the premiums on insurance hereinafter required in Article 5, Mortgagor will deposit with Mortgagee, at the time of each payment of interest under the Note,