

information with respect to the Mortgaged Property and Mortgagor and the operation of the Mortgaged Property as Mortgagee may from time to time reasonably request. Upon a default under the terms of this Mortgage, the Note or the Other Security Documents, the statements provided for in this Article 9 shall be audited statements prepared by independent certified public accountants satisfactory to Mortgagee. All financial statements of Mortgagor shall be prepared in accordance with generally accepted accounting principles and delivered in duplicate, accompanied by the affidavit of a partner of Mortgagor, dated within five (5) days of the delivery of such statements, stating that the affiant knows of no default which has occurred and is continuing hereunder, or, if any such default has occurred and is continuing, specifying the nature and period of existence thereof and what action Mortgagor has taken or proposes to take with respect thereto, and except as otherwise specified, stating that Mortgagor has fulfilled all of its obligations under this Mortgage which are required to be fulfilled on or prior to the date of such affidavit.

If Mortgagor has been declared to be in default in any payment of principal or interest on any other obligation for borrowed money or in the performance of any other term, condition or covenant contained in any instrument or agreement under which any such obligation is created and the effect of such declared default is to cause, or permit the holder of such obligation or a trustee or the holders of a specified percentage of such obligation to cause, such obligation to become due prior to its stated maturity, Mortgagee at its sole option may declare such to be a default hereunder.

10. Leases. Mortgagor will not without Mortgagee's prior written consent (i) execute an assignment or pledge of the