

Rents and/or the Leases; (ii) accept any prepayment of an installment of any Rents more than thirty (30) days before the due date of such installment or sixty (60) days before the end of the period covered by such installment; (iii) make any Lease except for actual occupancy by the lessee thereunder; (iv) terminate or consent to the cancellation or surrender of any Lease, modify, extend or otherwise alter the terms of any Lease, or give any consent pursuant to a Lease; or (v) in any manner impair the value of the Mortgaged Property or the security of this Mortgage.

Mortgagor at its sole cost and expense will (i) at all times promptly and faithfully abide by, discharge and perform all of the covenants, conditions and agreements contained in the Leases, on the part of the lessor thereunder to be kept and performed; (ii) enforce or secure the performance of all of the covenants, conditions and agreements of the Leases on the part of the lessees to be kept and performed; (iii) appear in and defend any action or proceeding arising under, growing out of or in any manner connected with the Leases or the obligations, duties or liabilities of Mortgagor as lessor or of the lessees thereunder and pay all costs and expenses of Mortgagee, including reasonable attorneys' fees in any such action or proceeding in which Mortgagee may appear; (iv) transfer and assign to Mortgagee any and all Leases subsequently entered into, upon the same or substantially the same terms and conditions as are herein contained, and make, execute and deliver to Mortgagee upon demand, any and all instruments required to effectuate said assignment; (v) furnish Mortgagee, within ten (10) days after a request by Mortgagee to do so, a written statement containing the names of all lessees, terms of all Leases, including