

the spaces occupied and the rentals payable thereunder; (vi) exercise within five (5) days of any demand therefor by Mortgagee any right to request from the lessee under any Lease a certificate with respect to the status thereof; and (vii) furnish Mortgagee promptly with copies of any notices of default which Mortgagor may at any time forward to any lessee of the Mortgaged Property or any part thereof.

In the event of the enforcement by Mortgagee of the remedies provided for by law or by this Mortgage, the lessee under each Lease shall attorn to any person succeeding to the interest of Mortgagor as a result of such enforcement and shall recognize such successor in interest as landlord under the Lease without change in the terms or other provisions thereof, provided, however, that said successor in interest shall not be bound by any payment of rent or additional rent for more than one month in advance or any amendment or modification to the Lease made without the consent of Mortgagee or said successor in interest. Each lessee, upon request by said successor in interest, shall execute and deliver an instrument or instruments confirming such attornment.

Mortgagee shall be entitled to cure any default of Mortgagor in any of the Leases, and the cost to effect any curing of default (including reasonable attorneys' fees), together with interest thereon at the Default Rate, shall be added to the lien of this Mortgage. Mortgagee shall have the option to declare this Mortgage in default because of a default of Mortgagor in the Leases, whether or not such default of Mortgagor is cured by Mortgagee pursuant to the right granted herein.

11. Discharge of Liens. Mortgagor agrees to satisfy all of the terms, covenants and conditions of any and all mortgages