

Agreement, any security instruments with respect to the Chattels and any instrument of further assurance, and all federal, state, county and municipal taxes, and other taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of the Note, the Building Loan Agreement, this Mortgage, any security instrument with respect to Chattels or any instrument of further assurance.

If at any time the United States government or any other governmental subdivision shall require the payment of the United States Interest Equalization Tax upon the obligation secured hereby, then the said indebtedness and the accrued interest thereon shall be and become due and payable at the election of the Mortgagee thirty (30) days after the mailing of notice of such election to the Mortgagor; provided, however, that said election and the right to elect shall be unavailing and the Note shall be and remain in effect if the Mortgagor may lawfully pay for such tax, including interest or penalties thereon, to or for the Mortgagee and does in fact pay the same. The Mortgagor further agrees to deliver, upon demand, such evidence as may be required by any governmental subdivision having jurisdiction in order to determine whether the obligation secured hereby is subject to or exempt from any such tax.

15. Mortgagee's Right to Cure. Upon the failure to comply with or perform any of the terms,