

Mortgagor agrees to execute and deliver all further instruments necessary or deemed so by mortgagee to effectuate the first mortgage security hereby intended to be given; to permit no liens of mechanics or materialmen to attach to said premises; to remove or demolish no improvements or fixtures that are now or hereafter placed on said premises; to pay, when the same shall fall due, all encumbrances and liens upon said real estate; to permit nothing unlawful to be done upon said premises or anything that might impair the value of the security intended to be effected by this instrument and to comply with all laws, state and federal, all city ordinances, and all rulings of any governmental agency relating to said premises.

Mortgagor agrees that it will pay forthwith all taxes and assessments, general or special, now existing against said real estate and improvements, and will pay when due and before delinquency all taxes and assessments, general or special, hereafter levied or charged thereon or therefore; including all taxes which may be levied upon the mortgagee's interest therein or which may be levied upon this mortgage or the debt or sublease secured hereby; and will file the official receipt showing such payment with the mortgagee.

Mortgagor agrees that the mortgagee, at its option, may make any payment necessary to remove or extinguish any prior outstanding title, lien or encumbrance on the premises hereby conveyed; may pay any unpaid taxes or assessments charged against said property, if the same were not paid by the mortgagor, with penalties, interest and costs; may insure said property and pay for such insurance if default be made in the covenants to insure hereunder or under said Sublease; and may extend such sums as may be necessary to repair and protect the improvements if default be made in the covenants to protect and keep the improvements in repair either hereunder or under said Sublease; and may pay or