

ments, conditions, or covenants of said Mortgage Note, this Mortgage, the Loan Commitment, the Construction Loan Agreement, Guaranty, or any other instrument securing this loan or related thereto, and/or in enforcing, sustaining, or defending the lien or priority of this Mortgage against any and all persons, including, but not limited to, the exercise of the power of eminent domain or other governmental power of any kind, and every such payment on the part of the said Mortgagee shall be immediately due and payable and shall bear interest from the date thereof at the rate of fifteen percent (15%) per annum, together with such interest, shall be secured by the lien hereof, but nothing contained herein shall be construed as requiring Mortgagee to advance or spend money for any of the purposes mentioned in this paragraph.

7. To permit, commit, or suffer no waste, impairment, or deterioration of the Premises or any part thereof and to take all necessary steps to prevent same; and to keep the buildings now or hereafter situate on said lands in as nearly as possible the same order and condition of repair as they now are or as they may be when placed upon the Premises; to do or to permit to be done to said Premises nothing that will in any way impair or weaken the security of this Mortgage; and to comply with, or cause to be complied with, all statutes, ordinances, regulations, or requirements of any governmental authority relating to the Premises or any part thereof. That Mortgagor shall promptly repair, restore, replace, or rebuild any part of the Premises now or hereafter encumbered by this Mortgage which may be affected by any proceeding of the character referred to in Paragraph 10 herein. No part of the Premises, including, but not limited to any building, structure, parking lot, driveway, landscape scheme, timber, or other ground improvement, equipment, or other property, now or hereafter mortgaged, shall be removed, demolished, or materially altered without the prior written consent of Mortgagee. Mortgagor shall complete, within a reasonable time, and pay for any building, structure, or other improvement in the process of construction on the property herein mortgaged. Mortgagor shall