

not initiate, join in, or consent to any change in any private restrictive covenant, zoning ordinance, or other public or private restrictions limiting or defining the uses which may be made of the Premises or any part thereof without the prior written consent of the Mortgagee. That the Mortgagee may determine, in its sole discretion, whether the foregoing portions of this paragraph are being complied with and, for this purpose, the Mortgagee shall have the right to inspect the mortgaged property at any reasonable hour of the day. That, if the Mortgagee determines that the foregoing portions of this paragraph have not been complied with, it may perform such acts and it may authorize workmen to enter upon the Premises at reasonable hours for the purpose of making repairs, and all expenses so incurred by the Mortgagee shall draw interest at the rate of fifteen percent (15%) per annum from the date thereof, and, together with interest, shall be secured by this Mortgage. It is understood that the Mortgagee does not hereby assume responsibility or liability for the care or supervision of any of the Premises.

8. To faithfully perform the covenants of Mortgagors as lessor under any present and future leases affecting all or any portion of the Premises, and neither do nor neglect to do, nor permit to be done, anything which may cause the termination of said leases, or any of them, or which may diminish or impair their value, or the rents provided for therein, or the interest of Mortgagor or Mortgagee therein or thereunder. Mortgagor, without first obtaining the written consent of Mortgagee thereto, shall not (a) assign the rents, or any part thereof, from the Premises, (b) consent to the cancellation or surrender of any lease of the Premises, or any part thereof, now existing or hereafter to be made, having an unexpired term of one (1) year or more, (c) modify any such lease so as to shorten the unexpired term thereof, or so as to decrease the amount of the rent payable thereunder, (d) collect rents from the Premises for more than one (1) month in advance, (e) sell, transfer, assign, or remove any personal property now or hereafter located on the above-described Premises, unless such action results in substitution or replacement with similar items owned by Mortgagors, and not other-