

provide by their terms that they are subject to this mortgage and subject to the conditions that the rents thereunder shall not be paid more than sixty (60) days in advance of accrual without the Mortgagee's consent, and shall require that in the event of any foreclosure sale or sales hereunder, such leases shall continue in full force and effect, and the tenants thereunder will, upon request, attorn to and acknowledge the foreclosure purchaser or purchasers as landlord thereunder, unless the Mortgagee, or such foreclosure purchaser or purchasers, shall at or prior to the time of any foreclosure sale under this mortgage or within sixty (60) days thereafter, notify the tenant in writing to vacate and surrender the leased Premises within ninety (90) days from the date of such sale, and that in the event of such notice any such lease shall fully terminate and expire at the end of said period of ninety (90) days from and after the date of said foreclosure sale. It is agreed between Mortgagor and Mortgagee that such conditions of said leases shall be binding upon them.

That any payment made in accordance with the terms of this mortgage by any person at any time liable for the payment of the whole or any part of the sums now or hereafter secured by this mortgage, or by any subsequent owner of the Premises, or by any other person whose interest in the Premises might be prejudiced in the event of a failure to make such payment, or by any stockholder, officer or director of a corporation which at any time may be liable for such payment or may own or have such an interest in the Premises, shall be deemed, as between the Mortgagee and all persons who at any time may be liable as aforesaid or may own the Premises, to have been made on behalf of all such persons.

That acceptance by the mortgagee of any payment which is less than payment in full of all amounts due and payable at the time of such payment, shall not constitute a waiver of the mortgagee's right to exercise its option to declare the whole of the principal sum then remaining unpaid, together with all accrued interest thereon, immediately due and payable without notice, or any other rights of the mortgagee at that time or at any subsequent time, nor nullify any prior exercise of such option or such rights of mortgagee without the express consent of the mortgagee, except and as to the extent otherwise provided by law.

That Mortgagor consents to any and all renewals and extensions in the time of payment of the secured indebtedness, and agrees further that at any time and from time to time without notice, the terms of payment provided for in the note may be modified or the security described in this mortgage, released (in whole or in part) or increased, changed or exchanged by agreement between the Mortgagee and any owner of the Premises affected by this mortgage without in anywise affecting the liability of any party to the note, or any person liable or to become liable with respect to