

necessary or proper to conserve the value thereof, collect the rent under existing leases, rent or lease the same or any part thereof for such reasonable rental and reasonable term and upon such reasonable conditions as its judgment may dictate and collect and receive the rents, issues and profits thereof and also do any other reasonable act or acts as it may deem necessary or proper in the use, management or operation of the property or to protect and conserve the value thereof. The specific enumeration herein shall not exclude the general.

5. The Mortgagor will pay all taxes, assessments and water and sewer rents upon the mortgaged premises and articles of personal property covered by this Mortgage as the same shall become due and payable prior to such time as any such charge becomes a lien on the mortgaged premises. The Mortgagor will exhibit to the Mortgagee within 10 days after demand receipted bills or satisfactory proofs of all such payments.

6. The Mortgagor and the Mortgagee within three (3) days upon request in person or within 10 days upon request by mail will furnish a duly acknowledged written statement setting forth the amount of the debt secured by this Mortgage, and stating either that no offsets or defenses exist against the Mortgage debt, or