

to exist which would wholly or partially invalidate any insurance on the premises; (xiii) will permit the Mortgagee, and its officers, agents and servants, to enter upon the premises at all reasonable times to view and inspect the premises; (xiv) will not do or suffer any act or thing which would impair the security for the obligations or the lien of this mortgage and security agreement upon the premises; (xv) will comply with each and all of its duties, as lessor, under all leases with respect to the premises so long as the same shall remain in force and effect; (xvi) will maintain separate books of account covering the construction and operation of the premises in accordance with sound accounting principles consistently applied, which books will be and remain open to inspection by Mortgagee, its agents or representatives at all reasonable times; (xvii) will pay any taxes, fees, or other charges imposed by any governmental authority with respect to the execution, recordation, assignment, renewal or discharge of the Note, this mortgage and security agreement, any financing statement or with respect to any other instrument executed and delivered or assigned to Mortgagee in connection with the obligations; (xviii) will indemnify Mortgagee in an amount equal to the direct and indirect expenses and costs, if any, incurred by Mortgagee as a result of all or any portion of the indebtedness secured hereby being now or hereafter held to be subject to tax under the Interest Equalization Tax, so-called; (xix) will not enter into any lease of space in the premises unless such lease fully subordinates the lessee's interest to the Mortgagee's interest in the premises; (xx) will maintain, preserve and renew all rights of way, easements, grants, privileges, licenses and franchises