

main or other government action causing injury to, or decrease in value of, the Premises and creating a right to compensation therefor, including, without limitation, the change of the grade of any street, the Mortgagor shall continue to pay interest, computed at the rate reserved in the Note, on the entire unpaid principal amount thereof, until the award or compensation for such taking or other action shall have been actually received by the Mortgagee and any reduction in principal resulting from the application by the Mortgagee of such award or compensation may be applied in such proportions and priority as the Mortgagee, in the Mortgagee's sole discretion, may elect, to the payment of principal, interest or other sums secured by this Mortgage and/or to payment to the Mortgagor, on such terms as the Mortgagee may specify, for the sole purpose of altering, restoring or rebuilding any part of the Premises which may have been altered, damaged or destroyed as a result of any such taking or other action; that if prior to the receipt by the Mortgagee of such award or compensation the Premises shall have been sold on foreclosure of this Mortgage, the Mortgagee shall have the right to receive said award or compensation to the extent of any deficiency found to be due upon such sale, with legal interest thereon, whether or not a deficiency judgment on this Mortgage shall have been sought or recovered or denied, together with reasonable counsel fees and the costs and disbursements incurred by the Mortgagee in connection with the collection of such award or compensation.

14. That the Mortgagee and any persons authorized by the Mortgagee shall have the right to enter and inspect the Premises at all reasonable times; and that if, at any time after default by the Mortgagor in the performance of any of the terms, covenants or provisions of this Mortgage or of the Note, the management or maintenance of the Premises shall be determined by the Mortgagee to be unsatisfactory, the Mortgagor shall employ, for the duration of such default, as managing agent of the Premises, such person or firm as from time to time shall be designated by the Mortgagee.

15. That the Mortgagor shall furnish to Mortgagee: promptly after the end of each fiscal quarter of the Mortgagor, a statement of the income and expense of the Premises for such quarter prepared on an accrual basis in accordance with generally accepted accounting principles, consistently applied, and certified by an officer of Mortgagor; within ninety (90) days of the close of its fiscal year, such a statement for such year certified by an independent certified public accountant; as promptly as reasonably possible, such interim financial or other information with respect to the operation of the Premises as Mortgagee may reasonably request; and within ten (10) days after written request, a current rent roll showing the names of tenants, space occupied by each tenant, rent paid by each tenant (gross and per square foot), lease expiration dates, options for renewal, rental during renewal terms, income and operating expenses received for and in connection with the mortgaged premises and other relevant information.

16. That the Mortgagor hereby assigns to the Mortgagee, as further security for the payment of the indebtedness se-