

in full. Mortgagor has executed and delivered to Mortgagee as additional security for the indebtedness hereby secured, a separate Assignment of Leases, Rents and Profits of even date herewith. Any default by the Mortgagor in the terms and conditions of that Assignment shall be deemed a default in the terms and conditions of this Mortgage, entitling Mortgagee to exercise any and all rights and remedies provided by this Mortgage.

16. If Mortgagor or any party constituting Mortgagor is a corporation, the execution and delivery of this Mortgage has been duly authorized by the Board of Directors of such corporation; and that Mortgagor is a duly organized or qualified corporation, validly existing and in good standing in the State of its incorporation and where the Mortgaged Property is located; and that, if required by the laws of the State of incorporation, or the State in which the Mortgaged Property is located, or the Certificate of Incorporation or By-Laws of such corporation, the execution and delivery of this Mortgage has been duly consented to by the stockholders of such corporation. The Mortgagor, if a corporation, will do all things necessary to preserve and keep in full force and effect its existence, franchises, rights and privileges as a business or stock corporation under the laws of the state of its incorporation and will comply with all regulations, rules, ordinances, statutes, orders and decrees of any governmental authority or court applicable to the Mortgagor or to the Mortgaged Property.

17. The Mortgagor agrees that in case it shall neglect or refuse to keep the Mortgaged Property in good repair and condition, to pay promptly when due all taxes and