

thereof, now existing or hereafter to be made, (c) modify any such lease so as to shorten the unexpired term thereof, or so as to decrease the amount of the rent payable thereunder, or (d) collect rents from the Premises in advance. Mortgagor shall procure and deliver to Mortgagee at the time of executing this mortgage, or at any time within thirty (30) days after notice and demand, estoppel letters or certificates from each lessee, tenant or occupant in possession of the Premises, as required by, and in form and substance satisfactory to, Mortgagee and deliver to Mortgagee, if Mortgagee shall require it, a recorded assignment of all of the lessor's interest in said leases, in form and substance satisfactory to Mortgagee (in addition to the conveyance hereunder), and proof of due service of copy of said assignment on each lessee, either personally or by prepaid registered mail, return receipt requested.

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5. Mortgagor shall furnish to Mortgagee from time to time upon request copies of any reports to or by Mortgagor in connection with its business, full information pertinent to any covenant, provisions, or condition hereof, or to any matter in connection with its business, at all reasonable times and as often as Mortgagee may reasonably request. Mortgagor shall permit an authorized representative designated by Mortgagee to visit and inspect at the expense of Mortgagor any of the properties of Mortgagor, including its books, and to make extracts therefrom, and to discuss the affairs, finances, and accounts of Mortgagor with its officers.

6. Upon the failure of the makers of the Note to pay the principal or interest under the Note according to its terms or any portion of the Secured Indebtedness or upon the existence of any default by the Mortgagor under the Mortgage, then the Mortgagee shall have the right to foreclose this mortgage.

7. Upon any default in the compliance with or performance of any obligation, condition or covenant herein stated to be complied with or performed by the Mortgagor, the Mortgagee may, at its option, comply with or perform the same, including taking any action the Mortgagee deems necessary or desirable to prevent or to cure any default