

(b) Mortgagor shall pay (i) all filing, registration or recording fees, and all expenses incident to the preparation, execution and acknowledgement of this Mortgage, any mortgage supplemental hereto, and any documents executed herewith to be filed, registered or recorded including any security instrument with respect to the Building Equipment, and any instrument of further assurance; and (ii) all federal, state, county and municipal stamp taxes and other taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of the Note, this Mortgage, any mortgage supplemental hereto, the Assignment of Leases, Rents and Profits, any security instrument with respect to Building Equipment, and any instrument of further assurance.

17. Mortgagor warrants that the execution and delivery of this Mortgage has been duly authorized and that Mortgagor is a duly organized, validly existing and in good standing in the state where the Property is located. Mortgagor shall do all things necessary to preserve and keep in full force and effect its existence, franchises, rights and privileges under the laws of the state where the Property is located and shall comply with all regulations, rules, ordinances, statutes, orders and decrees of any governmental authority or court applicable to Mortgagor or to the Property or any part thereof.

18. (a) Mortgagor shall furnish to Mortgagee, on or before May 1, 1975 and on or before May 1 of each calendar year thereafter, a detailed written report, certified by Mortgagor covering the prior calendar year; (i) showing the gross income (including miscellaneous income) derived from the operation of the Property and all expenses incurred in