

carried out except pursuant to plans and specifications approved by the Mortgagee. No part of the Premises shall be removed, demolished, or materially altered without the written consent of the Mortgagee. No timber or other forest products shall be harvested or removed from the Premises without the Mortgagee's written consent. The Mortgagor shall not grant, join in, seek or consent to any right-of-way, easement, license, restrictive covenant, zoning ordinance, or other public or private restriction which affects or limits or defines the use which may be made of the Premises or any part thereof, and shall not grant, join in, seek or consent to any modification of any of the foregoing without the written consent of the Mortgagee.

1110-1832

The Mortgagee may determine, in its sole discretion, whether the foregoing portions of this numbered Paragraph are being complied with and, for this purpose, the Mortgagee shall have the right to inspect the Premises at any reasonable hour of the day.

7. PERFORMANCE OF LEASES. To perform the covenants of the Mortgagor as lessor under any present and future leases affecting all or any part of the Premises. The Mortgagor shall procure and deliver to the Mortgagee at the time of executing this Mortgage, or at any time within thirty (30) days after notice and demand from Mortgagee, 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 the Mortgagee. The Mortgagor shall, upon request by the Mortgagee, furnish to the Mortgagee accurate copies of all leases affecting the Premises or any part thereof.

8. ASSIGNMENT OF RENTS That, as additional security, the Mortgagor does hereby transfer, assign, and set over to the Mortgagee all of the Mortgagor's interest as lessor in any and all present and future leases, and any and all rents thereunder, now due or to become due from the Premises or any separate rental premises therein contained. In the

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