

8. Mortgagor shall pay and discharge when the same shall become due any and all license fees or similar charges, together with any penalties and interest thereon, which may be imposed by the jurisdiction in which the Premises are situated for the use of vaults, chutes, areas and other space beyond the lot lines and under or abutting the public sidewalks in front of or adjoining the Premises; and Mortgagor shall cure promptly any violation of law and comply with any order of said jurisdiction in respect of the Property or of the repair or replacement of the sidewalks or curbs in front of or adjoining the Premises, provided, however, that Mortgagor may contest any such fee or similar charge by any legally permissible means on the condition that Mortgagor deposit with Mortgagee at the beginning of said contest, an amount in cash equal to 150% of said contested sum and any penalties or interest that may be imposed, and, in no event, permit the Property, or any part thereof, to be sold or forfeited for nonpayment of said sums, or to be in a non-rentable or uninhabitable condition.

9. Mortgagor, from time to time when the same shall become due, shall pay and discharge all taxes of every kind and nature (including real and personal property taxes and income, franchise, withholding, profits and gross receipts taxes), all general and special assessments, levies, permits, inspection and license fees, all water and sewer rents and charges, and all other public charges whether of a like or different nature, imposed upon or assessed against it or the Property or any part thereof or upon any income or profits derived from the Property or arising in respect of the occupancy, use or possession thereof, provided, however, that Mortgagor may contest any such tax or similar charge by any legally permissible means on the condition that Mortgagor deposit with Mortgagee at the beginning of said