

special assessments, levies, permits, inspection and license fees, all water and sewer rents and charges, and all other public or governmental charges whether of a like or different nature, imposed upon or assessed or levied against Mortgagor or the Mortgaged Property or any part thereof or interest therein or upon the revenues, rents, issues, income and profits of the Mortgaged Property or arising in respect of the occupancy, use or possession thereof; provided, however, if any special assessments or other governmental charges may lawfully be paid in installments over a period of years, Mortgagor shall only be obligated to pay the installment of such special assessment or other governmental charge which is then due and payable. Mortgagor will, upon the request of Mortgagee, deliver to Mortgagee receipts evidencing the payment before any penalties accrue thereon of all such taxes, assessments, levies, fees, rents and other public charges imposed upon or assessed against it, this Mortgage, or the Mortgaged Property or the revenues, rents, issues, income or profits thereof.

Mortgagee may, at its option, to be exercised by thirty (30) days' written notice to Mortgagor, require the deposit by Mortgagor, at the time of each payment under the Note, of an additional amount sufficient to (i) discharge the obligations under this subparagraph (a) when they become due and (ii) pay for premiums of insurance required to be maintained by Mortgagor pursuant to Section 1.08 hereof when the same become payable. The determination of the amount so payable and of the fractional part thereof to be deposited with Mortgagee, so that the aggregate of the deposits shall be sufficient for this purpose, shall be made by Mortgagee in its sole discretion. Such amounts shall