

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 or the Mortgaged Property or the revenues, rents, issues, income or profits thereof.

Provided the holder of any prior mortgage herein referred to shall not require the deposit of sums for the payment of any obligations imposed by this subparagraph (a), 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 for the 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 be held by Mortgagee without interest and applied to the payment of the items in respect to which such amounts were deposited or, at the option of Mortgagee, to the payment of said items in such order or priority as Mortgagee shall determine, on or before the respective dates on which the same or any of them would become delinquent. If one month prior to the due date of the aforementioned amounts the amount then on deposit therefor shall be insufficient for the payment of such item in full, Mortgagor within ten (10) days after demand shall deposit the amount of the deficiency