

with Mortgagee. Nothing herein contained shall be deemed to affect any right or remedy of Mortgagee under any provisions of this Mortgage or of any statute or rule or law to pay any such amount and to add the amount so paid together with interest, at the rate herein set forth, to the indebtedness hereby secured.

(b) Mortgagor will pay from time to time when the same shall become due, all lawful claims and demands of mechanics, materialmen, laborers, and others which, if unpaid, might result in, or permit the creation of, a lien on the Mortgaged Property or any part thereof, or on the revenues, rents, issues, income and profits arising therefrom and in general will do or cause to be done everything necessary so that the lien and security interest hereof shall be fully preserved, at the cost of Mortgagor, without expense to Mortgagee; provided, however, that if applicable law empowers Mortgagor to discharge of record any mechanic's, laborer's, materialman's or other lien against Mortgaged Property by the posting of a bond or other security, Mortgagor shall not have to make such payment if Mortgagor posts such bond or other security within the time prescribed by law and does not thereby place the Mortgaged Property in jeopardy of a lien or forfeiture.

(c) Nothing in this Section 1.07 shall require the payment or discharge of any obligation imposed upon Mortgagor by this Section so long as Mortgagor shall in good faith and at its own expense contest, or cause to be contested, the same or the validity thereof by appropriate legal proceeding which shall operate to prevent the collection thereof or other realization thereon and the sale, forfeiture or loss of the