

or otherwise, Mortgagee may, at its option, upon 30 days written notice to Mortgagor, declare the whole indebtedness secured by this Mortgage, with interest thereon, to be immediately due and payable, or Mortgagee may, at its option, pay that amount or portion of such taxes as renders the Note or indebtedness secured hereby unlawful or usurious, in which event Mortgagor shall concurrently therewith pay the remaining lawful non-usurious portion or balance of said taxes.

SECTION 1.10. Except as permitted in Section 1.21 hereof, Mortgagor will not sell, convey or transfer any interest in, or any part of, the Premises without the prior written consent of Mortgagee. Any such sale, conveyance or transfer made without Mortgagee's prior written consent shall be deemed an Event of Default hereunder.

SECTION 1.11. Mortgagee shall have access to and the right to inspect the Premises at all reasonable times.

SECTION 1.12. Mortgagor shall comply with all applicable restrictive covenants, applicable zoning and subdivision ordinances and building codes, all applicable health and environmental laws and regulations and all other applicable laws, rules and regulations (collectively, "Laws"), the violation of or non-compliance with which would materially adversely affect the Premises or the business or activity being conducted by Mortgagor thereon. Mortgagor shall comply, and cause all occupants of the Premises or those in possession thereof to comply, with all laws, ordinances, rules and regulations relating to the use or maintenance of the Premises and