

15. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note and debt secured hereby, then this mortgage shall become utterly null and void, otherwise to remain in full force and effect;

16. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

17. At the option of the Mortgagee, Mortgagor agrees to furnish to Mortgagee, as soon as available, but in no event more than ninety (90) days after the end of each of its fiscal years, a copy of its completed financial statement and an operating statement regarding the Property including an itemized account of gross annual income and expenditures reflecting in detail the operations of the mortgaged premises. Mortgagor further agrees that said statement shall be prepared in accordance with the then current and generally accepted accounting principles by accountants satisfactory to Mortgagee.

18. That it will promptly and fully keep, perform and comply with all the terms, provisions, covenants, conditions and agreements imposed upon or assumed by the Mortgagor as landlord (or similar designation) under any lease, now or hereafter in effect, including any amendments or supplements to such lease, covering any part of the above described property or any other property owned or controlled by the Mortgagor that is affected by the terms, provisions, covenants, conditions, and agreements imposed upon or assumed by the Mortgagor in such lease, hereinafter, whether one or more, referred