

similar designation) under any lease, now or hereafter in effect, including any amendments or supplements to such lease, covering any part of the mortgaged property hereinafter referred to individually or collectively as "Tenants' Leases"; and that he will not do, or permit anything to be done, or omit and refrain from doing anything, the doing or omission of which will give any tenant a right to terminate any of said Tenants' Leases or to abate the rental due thereunder.

17. That the Mortgagor will promptly and fully keep, perform and comply with all the terms, provisions, covenants and conditions imposed upon him under any assignment of any lease or leases of the premises executed by him, as assignor, and given to Mortgagee, or assignee, as additional security for the payment of indebtedness secured hereby and any other agreement given by him to Mortgagee as additional security for the payment of such indebtedness. In the event Mortgagor suffers or permits to occur any breach or default, under the provisions of any such assignment of lease or leases of the premises or any other agreement given as additional security and such default shall continue for ten (10) days, such breach or default shall constitute a default under the mortgage and at the option of Mortgagee, and without notice to Mortgagor, all unpaid indebtedness secured by this Mortgage shall become due and payable as in the case of other defaults.

At the option of the Mortgagee, the Mortgagor agrees to furnish to the Mortgagee, as soon as available, but in no event more than ninety (90) days after the end of each of his fiscal years, a copy of his completed financial statement and an operating statement regarding the mortgaged property, including an itemized account of gross annual income and expenditures reflecting in detail the operations of the mortgaged property. 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.