

agree to any alteration, modification, amendment, assignment, sub-leasing or termination of any existing lease, without first submitting such lease or agreement to lease or such alteration, modification, assignment, sub-leasing or termination to Mortgagee and obtaining its written consent thereto. Mortgagor will perform in accordance with all of its obligations as lessor under any and all leases whether in effect on the date hereof, or hereafter entered into, of the property or any portion thereof, and will not enter into any lease or amendment thereof or consent to any subletting or assignment, or do or fail to do any act which might create in any lessee the right to cease payment of rent or terminate its lease, and agrees that approval by Mortgagee of any lease, or amendment to lease, assignment or subletting shall not relieve Mortgagor from the obligations of these covenants.

If Mortgagor shall, in any manner, fail in any of the above covenants and agreements, Mortgagee may (but shall not be obligated to) take any action Mortgagee deems necessary or desirable to prevent or cure any default by Mortgagor in the performance of or compliance with any of Mortgagor's covenants or obligations under any of said leases. Mortgagee shall have the right to enter upon the property to such extent and as often as Mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or cure any such default by Mortgagor. Mortgagee may expend such sums of money as Mortgagee, in its sole discretion, deems necessary for any such purpose, and Mortgagor hereby agrees to pay to Mortgagee, immediately upon demand, all sums so expended by Mortgagee, together with interest thereon from the date of each such payment at ten (10) percent per annum. All sums so expended by Mortgagee, and the interest thereon shall be secured hereby.

Mortgagor shall comply with each and every term and condition of the Assignment of Rentals which has been given as further security for the Note.

9. If any monthly installment is not paid within ten days from the date it is due, Mortgagor will pay a delinquency charge equal to four (4%) percent of such installment to Mortgagee for the extra expense incurred in the administration of delinquent payments.