

9. Books and Records. Borrower shall keep and maintain at all times at Borrower's address stated below, or such other place as Lender may approve in writing, complete and accurate books of accounts and records adequate to reflect correctly the results of the operation of the Property and copies of all written contracts, leases and other instruments which affect the Property. Such books, records, contracts, leases and other instruments shall be subject to examination and inspection at any reasonable time by Lender. Borrower shall furnish to Lender, within ninety days after the end of each fiscal year of Borrower, a balance sheet, a statement of income and expenses of the Property and a statement of changes in financial position, each in reasonable detail and certified by an independent certified public accountant. Borrower shall furnish, together with the foregoing financial statements and at any other time upon Lender's request, a rent schedule for the Property, certified by Borrower, showing the name of each tenant, and for each tenant, the space occupied, the lease expiration date, the rent payable and the rent paid, and any percentage rents or bonus rents paid Borrower from said leases.

Borrower will cause Industrial Distributors of America, Inc., (hereinafter referred to as "I.D.A."), to furnish to Lender, within ninety (90) days after the end of each fiscal year of the said I.D.A., copies of consolidated balance sheets of the said I.D.A., and its subsidiaries, and copies of consolidated statements of income and surplus of the said I.D.A., and its subsidiaries, for such fiscal year, all in reasonable detail and stating in comparative form the figures as of the end of and for the previous fiscal year and certified by an independent certified public accountant.

10. Non-Release of Borrower and Lien; Non-Waiver. From time to time, Lender may, at Lender's sole option, without giving notice to or obtaining the consent of Borrower, Borrower's heirs, successors or assigns or of any junior lienholder, endorsee, surety, or guarantor, without liability on Lender's part and notwithstanding Borrower's breach of any covenant or agreement of Borrower in this Mortgage, extend the time for payment of

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