

conveyed. Mortgagor shall not initiate, join in or consent to any change in any private restrictive covenant, zoning ordinance or other public or private restrictions limiting or defining the uses which may be made of the Premises or any part thereof. Mortgagee and any persons authorized by Mortgagee shall have the right to enter and inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose.

5. LEASES: Mortgagor shall faithfully perform the covenants of Mortgagor as lessor under any present and future leases, affecting all or any portion of the Premises, and neither do nor neglect to do, nor permit to be done, anything which may cause the termination of said leases, or any of them, or which may diminish or impair their value, or the rents provided for therein, or the interest of Mortgagor or Mortgagee therein or thereunder. Mortgagor, without first obtaining the written consent of Mortgagee thereto, shall not (a) enter into any lease with respect to all or any part of the Premises, (b) assign the rents, or any part thereof, from the Premises, (c) consent to the cancellation or surrender of any lease of the Premises, or any part thereof now existing or hereafter to be made, (d) modify any such lease so as to shorten the unexpired term thereof, or so as to decrease the amount of the rent payable thereunder, or (3) collect rents from the Premises for more than one month in advance. Mortgagor shall procure and deliver to Mortgagee at the time of executing this deed, or at any time within thirty (30) days after notice and demand, estoppel letters or certificates from each lessee, tenant or occupant in possession of the Premises, as required by, and in form and substance satisfactory to Mortgagee and deliver to Mortgagee a recorded assignment of all of the lessor's interest in said leases, in form and substance satisfactory to Mortgagee (in addition to the conveyance hereunder), and proof of due service of a copy of said assignment on each lessee, either personally or by prepaid registered mail, return receipt requested. Mortgagor shall deliver to Mortgagee on or before the ninetieth (90th) day after the end of each fiscal year of Mortgagor a current rent roll, such rent roll to be certified as to the accuracy thereof by Mortgagor and to show a complete listing of the name of each tenant on the Premises, the portion of the Premises occupied

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