

within the Granted Estate when the same shall first become payable.

AND IT IS AGREED that if Lessee shall fail to maintain the insurance referred to herein and in the Lease Agreement with respect to the Granted Estate, or shall fail to cause the mortgaged real and personal property included in the Granted Estate to be kept and maintained under the terms and conditions set forth in the Lease Agreement, or shall fail to pay all lawful taxes, assessments and other charges upon the real and personal property included within the Granted Estate, then Mortgagees, their successors or assigns, may, but shall not be obligated to maintain such insurance, keep and maintain the Granted Estate, and pay such taxes, assessments and charges and all payments made and costs incurred by Mortgagees in connection therewith, shall be secured hereby and, upon demand, shall be repaid by the County solely from the Lease Rentals, as defined in the Lease Agreement, with interest thereon from the date of such payment at the Penalty Rate (as defined in the Lease Agreement).

AND IT IS AGREED that the Mortgagees shall have the right at all reasonable times to enter upon the real property mortgaged hereby for the purpose of examining and inspecting the Project.

AND IT IS AGREED by and between the County and Mortgagees that upon the occurrence of any event of default under the Lease Agreement, or upon any failure by the Lessee

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