

Prior Mortgages, other than in respect of payment of principal and interest due after the date hereof, such failure to comply shall constitute a default under this Mortgage and shall entitle Mortgagee, at Mortgagee's sole option, to exercise any and all of its rights and remedies in the event of a default under this Mortgage.

4. Mortgagor shall not exercise any right or privilege of prepayment of any of the Prior Mortgages and shall not enter into any agreement with the holders of the Prior Mortgages modifying or amending any of the provisions thereof without the prior written consent of Mortgagee.

5. Mortgagor shall promptly send to Mortgagee copies of any notice, including but not limited to any notice of default, received by Mortgagor from the holder of any of the Prior Mortgages.

6. Mortgagor shall notify Mortgagee promptly of the occurrence of any of the following:

(a) a fire or other casualty causing damage to the Mortgaged Property,

(b) receipt of notice of condemnation of the Mortgaged Property,

(c) receipt of notice from any governmental authority relating to the structure, use or occupancy of the Mortgaged Property,

(d) substantial change in the occupancy of the Mortgaged Property,

(e) receipt of any notice from the holder of any lien or security interest in the Mortgaged Property, or

(f) commencement of any litigation affecting the Mortgaged Property.

7. All rents, profits and income from the Mortgaged Property are hereby assigned to the Mortgagee for the purpose of discharging the debt hereby secured. Permission is hereby given to Mortgagor so long as no default exists hereunder, to collect