

publication and protection. If the Mortgagor shall fail to comply with the provisions of this paragraph, the Mortgagee shall be and hereby is irrevocably appointed (such appointment being coupled with an interest) the agent and attorney-in-fact of the Mortgagor to comply with said provisions (including the execution, delivery and filing of such financing statements and other instruments), but this paragraph shall not prevent any default in the observation of any covenant or agreement contained in this paragraph from constituting a default under this Mortgage. To the extent permitted by applicable laws, the Mortgagor will pay or cause to be paid all filing, registration and recording taxes and fees incident thereto and all expenses, taxes and other governmental charges incident to or in connection with the preparation, execution, delivery or acknowledgment of this Mortgage, the Note, any financing statements or similar statements, any instruments of further assurance, and each supplement, amendment and continuation statement relating to each of said instruments;

5. That the Mortgagor will comply with or cause to be complied with all requirements of any contract, agreement or other instrument and of any law, statute, ordinance, regulation, order, rule, decree and similar governmental requirement of the United States of America, of any state in which any part of the Mortgaged Property is located and of any other governmental authority, in each case applicable to the Mortgagor or the Mortgaged Property or any part thereof;

6. That the Mortgagor will do, or cause to be done, all things necessary to preserve and keep in full force and effect