

enacted imposing payment of the whole or any part thereof upon Mortgagee, and upon request Mortgagor shall furnish Mortgagee receipts or certified copies thereof evidencing payment of same; upon the passage of any law imposing the payment of the whole or any part thereof upon Mortgagee or upon the rendering by any court of competent jurisdiction of a decision that the undertaking by Mortgagor to pay such taxes, sewer rents, water charges, assessments and other governmental charges is legally inoperative, then the Indebtedness and all other sums hereby secured without deduction shall, at the option of Mortgagee, become immediately due and payable notwithstanding anything to the contrary contained in this mortgage or any law heretofore or hereafter enacted; and Mortgagor shall not suffer or permit any such taxes, sewer rents, water charges, assessments or other governmental charges on the premises, or any portion thereof or the Building Equipment, or which may be or become a lien on the premises or any portion thereof or the Building Equipment, to become or remain delinquent or permit the premises or any portion thereof or the Building Equipment or any interest therein to be sold / <sup>as a result of</sup> any taxes, sewer rents, water charges, assessments or other governmental charges; and further, Mortgagor shall furnish annually to Mortgagee, prior to the date when they would become delinquent, certificates or receipts of the proper officer showing full payment of all such taxes, sewer rents, water charges, assessments and other governmental charges; provided, however, that Mortgagor may in good faith contest any such tax, sewer rents, water charges, assessments or other governmental charges in a manner provided by law, provided that such proceeding operates to prevent the enforcement of a lien or forfeiture of the premises or any part thereof or the Building Equipment.

5. Mortgagor shall pay all debts, claims, or other charges that may become liens against the premises or any part thereof or the Building Equipment for repairs or improvements that may have been or may hereafter be made on the premises or any part

5  
0.80

4328 RV.2