

lease or license of the premises, or any part thereof, now existing or hereafter made, (c) modify any such lease or license, (d) collect rents, issues, revenues, proceeds or profits accruing and to accrue from the premises or any part thereof or the Building Equipment for more than one month in advance, or (e) sell, convey, assign, transfer, mortgage, hypothecate, lease, grant a license with respect to or encumber the whole or any part of the premises or the Building Equipment without the prior written consent of the Mortgagee.

9. If Mortgagor fails to insure the premises, or to pay and furnish receipts for all taxes, sewer rents, water charges, assessments and other governmental charges (unless the same are being contested in the manner permitted by paragraph 4 hereof), or to pay debts, claims, or other charges for repairs and improvements to the premises or any part thereof or the Building Equipment, or to keep the premises or any part thereof or the Building Equipment in good condition and repair, all as provided herein, Mortgagee may at its option procure such insurance, pay such taxes, sewer rents, water charges, assessments and other governmental charges, and redeem the premises or any part thereof or the Building Equipment from any tax sale, procure such receipts, pay such debts, claims and other charges or enter upon the premises and make such repairs as it may deem necessary; and Mortgagor shall pay to Mortgagee all sums which it shall have paid to so do, together with interest thereon until paid at the rate of interest on the Indebtedness from the date the same were paid, and for payment thereof, this mortgage shall stand as security in like manner and effect as for the payment of the Indebtedness and other sums secured hereby; but the failure of Mortgagee to procure such insurance, to pay such taxes, sewer rents, water charges, assessments and other governmental charges, to redeem the property from any tax sale, to pay such debts, claims and other charges, or to make repairs shall in no way render Mortgagee liable to Mortgagor. If Mortgagee shall elect to pay insurance premiums, taxes, sewer