

Any default by Mortgagor or any event of default with respect to any of the foregoing matters (i) through (iii) shall constitute an event of default under this mortgage and shall entitle Mortgagee to declare the aggregate of the Indebtedness and other sums secured by this mortgage to be immediately due and payable.

17. This mortgage shall, pursuant to the Uniform Commercial Code, constitute a security agreement with respect to the Building Equipment and Mortgagor hereby grants to Mortgagee a security interest therein. Mortgagor hereby authorizes Mortgagee to execute and file financing statements and continuation statements without the signature of Mortgagor if Mortgagee shall determine that such are necessary or advisable in order to perfect its security interest in the Building Equipment and shall promptly execute financing and continuation statements in form satisfactory to Mortgagee, upon request, to further evidence and secure Mortgagee's interest in the Building Equipment and shall pay to Mortgagee on demand any expenses incurred by Mortgagee in connection with the preparation, execution and filing of such statements and any continuation statements that may be filed by Mortgagee. In the event of a default under this mortgage, Mortgagee may, at its option, sell or otherwise dispose of the Building Equipment by public or private proceedings, separate from or together with the sale of the real property, in accordance with the provisions of the Uniform Commercial Code, and Mortgagee may with respect to such Building Equipment exercise any other rights or remedies of a secured party under the Uniform Commercial Code.

18. Mortgagor agrees that, as to any alteration, addition, construction or improvement to be made with respect to the premises or the Building Equipment, Mortgagor shall not undertake same without Mortgagee's prior written consent and without providing Mortgagee plans and specifications therefor acceptable to Mortgagee; all such work shall be prosecuted to completion with diligence and continuity in accordance with the plans and