

9. That the Mortgagee shall have the right to enter and inspect the mortgaged premises at all reasonable times.

10. That the Mortgagor will not, without first obtaining the written consent of the Mortgagee, mortgage or encumber the mortgaged premises or assign or attempt to assign the rents or any part thereof from the said premises; provided, however, Mortgagor shall have the right to encumber the mortgaged premises, by way of second mortgage, so long as the proceeds thereof are used to improve the mortgaged premises and Mortgagee is given satisfactory assurance thereof and the expenditures for all such improvements. That, at the option of the Mortgagee, the entire indebtedness secured by this mortgage shall be accelerated and all shall become due and payable if, without the written consent of the Mortgagee (which shall not be unreasonably withheld), the Mortgagor shall enter into any conveyance of part or all of the mortgaged premises, or if such title shall become vested in any other person or entity other than the direct grantee of the deed of even date herewith in any manner whatsoever. The Mortgagor shall have the right, subject to the provisions of the collateral assignment of rents of even date herewith, to lease all or any portion of the mortgaged premises and the Mortgagee agrees to attorn to such Lessees and recognize their leasehold estates so created only for so long as there shall be no default under the terms of the within mortgage and the debts and obligations of the Mortgagor secured thereby.

11. That the Mortgagor will execute and deliver to the Mortgagee, on demand, any instrument or instruments necessary to reaffirm, to correct and to perfect the lien of the Mortgagee to the mortgaged premises.