

thereunder and cash or securities deposited thereunder as lessees' security deposits; and

G. The franchises, permits, licenses and rights therein respecting the use, occupation and operation of the Premises, the Building and the Building Equipment or the activities conducted thereon or therein.

TO HAVE AND TO HOLD the Property unto the Mortgagee, its successors and assigns, forever.

PROVIDED ALWAYS and these presents are upon the express condition that if the Mortgagor shall well and truly pay and perform the Obligations at the time and times, and in the manner mentioned herein and in the Loan Documents, and shall well and truly abide by and comply with each and every term, covenant and condition set forth herein and in the Loan Documents, then these presents and the estate hereby granted, shall cease, determine and be void.

AND THE MORTGAGOR COVENANTS, REPRESENTS AND WARRANTS TO AND WITH THE MORTGAGEE AS FOLLOWS:

1. Indebtedness Secured. This Mortgage has been given and is intended to secure the full and prompt payment and performance of the Obligations and any renewal, extension, modification or replacement of any of the Obligations. This Mortgage shall remain in full force and effect with respect to all of the Property until all the Obligations shall have been paid and performed in full. If there shall be any default or event of default on the part of the Mortgagor here-