

14. Liens. This Mortgage is and shall be maintained as a valid first lien on the Property. The Mortgagor shall not, directly or indirectly, create or suffer or permit to be created, or to stand, against the Property or any portion thereof, or against the rents, issues and profits therefrom, any other lien, security agreement, charge, mortgage, deed of trust or other encumbrance; provided, however, that nothing contained in this paragraph 14 shall require the Mortgagor to pay any real estate taxes or other Impositions, prior to the time when same are required to be paid under this Mortgage. The Mortgagor will keep and maintain the Property free from all liens of Persons supplying labor or materials relating to the construction, alteration, modification or repair of the Building or the Building Equipment. If any such liens shall be filed against the Property, the Mortgagor agrees to discharge the same of record within twenty (20) days after the filing thereof. In no event shall the Mortgagor do or permit to be done, or omit to do or permit the omission of, any act or thing, where such act or omission would impair the security of this Mortgage.

15. Mortgagee's Right to Perform Mortgagor's Covenants. If the Mortgagor shall fail to fully and promptly pay, perform or observe any of the Obligations, then, in any such event, the Mortgagee may, at its option, but without any obligation so to do, and without waiving or releasing the Mortgagor from any of the Obligations, pay any Obligation or cost