

shall have the right, at its option, at any time thereafter to declare the Obligations immediately due and payable. No waiver of this right or delay in the exercise thereof shall operate as a waiver thereof unless the Mortgagee shall have executed and delivered to the Mortgagor a written waiver of such right.

13. Liens. This Mortgage is and shall be maintained as a valid first lien on the Property. The Mortgagor shall not, except as otherwise specifically provided for under the Loan Agreement, 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 13 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 by payment or otherwise within thirty (30) 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