

including but not limited to, prompt payment of all ground rents and timely performance of all terms and conditions imposed upon the Grantor thereunder.

In the event Grantor shall default under any term or condition of any such lease, Grantor shall promptly furnish to Lender notice of such default, and Grantor shall promptly remedy said default; provided that in the event the Grantor shall not remedy said default, Lender, at its option, may elect to remedy the default. Any amounts disbursed by Lender pursuant to this provision shall become additional indebtedness of Grantor secured by this instrument. Unless Grantor and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Grantor requesting payment thereof, and shall bear interest from the date of disbursement at the rate of two percent (2%) per annum above that rate provided for in the Term Loan Agreement. Nothing contained in this paragraph shall require Lender to incur any expense or take any action hereunder.

The Grantor covenants and agrees that: (i) it will promptly and fully keep, perform and comply with all the terms, provisions, covenants, conditions and agreements imposed upon or assumed by it as Landlord (or similar designation) under any lease in effect on the date hereof covering all or any part of the premises, whether one or more (hereinafter referred to individually and collectively as "Tenants' Leases") and (ii) it will not do, permit anything to be done, or omit or refrain from doing anything, the doing or omission of which will give any tenant a right to terminate any of the Tenants' Leases.

If the Grantor shall in any manner fail in any of the above covenants and agreements, the Lender may (but shall not be obligated to) take any action the Lender deems necessary or desirable to prevent or cure any default by the Grantor in the performance of or compliance with any of the Grantor's covenants or obligations under any of the Tenants' Leases. The Lender shall have the right to enter upon the premises to such extent and as often as the Lender, in its sole discretion,

Initial RAW