

assessed against the Mortgaged Property or any part thereof and no deduction shall otherwise be made or claimed from the taxable value of the Mortgaged Property, or any part thereof, by reason of this Mortgage or the Debt.

12. Right of Entry. Mortgagee and its agents shall have the right to enter and inspect the Mortgaged Property at all reasonable times.

13. Performance of Other Agreements. Mortgagor shall observe and perform each and every term to be observed or performed by Mortgagor pursuant to the terms of any agreement or recorded instrument affecting or pertaining to the Mortgaged Property.

14. Defaults. The Debt shall become due at the option of Mortgagee upon the following events:

(a) if any Installment is not paid within ten (10) days after notice from Mortgagee;

(b) if any of the Taxes is not paid prior to the day upon which any interest, fine, penalty or cost may be added thereto or imposed by law for the nonpayment thereof;

(c) if the Policies are not kept in full force and effect;

(d) if without the consent of Mortgagee any Improvement or the Equipment (except for normal replacement of the Equipment) is removed, demolished or materially altered, or if the Mortgaged Property is not kept in good condition and repair;

(e) if without the consent of Mortgagee any Leases are, except as provided to the contrary in paragraph 6 of this Mortgage, made, canceled or modified or if any of the Rents is paid for a period of more than two months in advance, or if any of the Rents is assigned;

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