

21. Mortgagor hereby further represents, warrants, covenants and agrees that:

(a) Mortgagor will promptly pay, when due and payable, the rent and all other sums and charges mentioned in and made payable by the tenant or lessee under the Lease;

(b) Mortgagor will promptly perform and observe all of the terms, covenants and conditions required to be performed and observed by Mortgagor as tenant or lessee under the Lease; and Mortgagor shall, within the periods provided in the Lease, do all things necessary to preserve and to keep unimpaired its rights under the Lease, including, without limitation, exercising, on request by Agent, any of its rights under the Lease, including, without limitation, its rights to cause landlord or lessor to observe and perform landlord's or lessor's obligations under the Lease, and shall not do or permit anything to be done, the doing of which, or refrain from doing anything, the omission of which, will impair the security of this Deed or Mortgagor's rights under the Lease;

(c) Mortgagor will promptly notify the Agent in writing of any default by Mortgagor or the landlord or lessor under the Lease in the performance or observance of any of the terms, covenants or conditions on the part of the Mortgagor or the landlord or lessor under the Lease to be performed or observed under the Lease;

(d) Mortgagor will (i) promptly notify Agent in writing of the receipt by Mortgagor of any notice (other than notices customarily sent on a regular periodic basis) from the landlord or lessor under the Lease affecting Mortgagor's tenancy thereunder and of any notice noting or claiming any default by Mortgagor in the performance or observance of any of the terms, covenants or conditions on the part of Mortgagor to be performed or observed under the Lease, (ii) promptly notify Agent in writing of the receipt by Mortgagor of any notice from the landlord or lessor under the Lease to Mortgagor of termination of the Lease or intention to re-enter or the commencement of a dispossession proceeding, and (iii) promptly cause a copy of each

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