

and payable immediately by Mortgagor. The amounts so incurred or paid by Mortgagee, together with interest thereon at the rate of 18% per annum from the date incurred until paid by Mortgagor, shall be added to the indebtedness and secured by the lien and security interest of the Mortgage. Nothing contained herein shall be construed as requiring Mortgagee to advance or expend monies for any purpose whatsoever. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof for the purpose of performing or observing any such actual or suspected defaulted obligation, covenant, condition or term, without thereby becoming liable to Mortgagor or any person in possession holding under Mortgagor.

## ARTICLE TWO

### DEFAULTS

2.01 Event of Default. The term Event of Default, wherever used in this Mortgage, shall mean any one or more of the following events:

(a) An Event of Default as defined in the Loan Agreement.

(b) A breach by Mortgagor or default in performance of any of the covenants, agreements, or conditions hereof (other than paragraphs 1.01, 1.02 and 1.03) and failure of Mortgagor to cure such breach or default for a period of 30 days; provided, however, that nothing contained in this paragraph (b) shall be construed to grant any period of grace for cure of any Event of Default which has occurred under the Loan Agreement.

2.02 Acceleration of Maturity. If any Event of Default shall occur, then (a) if such event is specified in paragraph (f) of Section 7 of the Loan Agreement, automatically the outstanding principal amount of the Note and all interest thereon and all other amounts owing under the Loan Agreement and the Loan Documents shall be immediately due and payable, and (b) if such event is any other Event of Default, Lender may, by notice to Mortgagee