

(b) The Mortgagor represents and warrants to Mortgagee that (i) the Buildings presently on the Premises are in full compliance with all applicable zoning and building codes, ordinances and regulations, and such compliance is based solely upon the Mortgagor's owning the Property and not upon title to or interest in any other property, and (ii) any building hereafter constructed on the Premises shall be in compliance with all applicable zoning and building codes, ordinances and regulations and shall lie wholly within the boundaries of the Premises and shall be an independent and self-contained operating unit.

(c) The Mortgagor shall execute, acknowledge and deliver to the Mortgagee any documents and instruments which the Mortgagee may reasonably request from time to time for the better assuring, conveying, assigning, transferring, confirming or perfecting the Mortgagee's security and rights under this Mortgage.

4. Impositions. The Mortgagor shall pay on or before the dates on which interest and/or penalty may begin to accrue, all real estate taxes, personal property taxes, assessments, water and sewer rates and charges, license fees, all charges which may be imposed for the use of vaults, chutes, areas and other space beyond the lot line and abutting the public sidewalks in front of or adjoining the Premises and all other governmental levies and charges (herein collectively called "Impositions"), of every kind and nature whatsoever,