

the Mortgagee. In addition, the Mortgagor shall deliver to the Mortgagee a duplicate original of each Lease promptly after the execution thereof.

(b) The Mortgagor shall not, without the prior written approval of the Mortgagee in each instance, (i) change, amend or modify, in any manner whatsoever, any Lease so as to reduce or diminish the obligations thereunder of the tenant or adversely affect the validity or enforceability of any Lease; (ii) terminate or cancel, or accept a surrender or suffer or permit any cancellation, termination or surrender of, any Lease, in any manner whatsoever; (iii) commence any summary proceeding or other action to recover space leased pursuant to any Lease; or (iv) receive, collect or accept, or permit the receipt, collection or acceptance of, any prepayment of rent or other charges under any Lease for more than one month, except that the Mortgagor may, at the time of the execution of any Lease, accept rent security deposits, which shall be held by the Mortgagor in accordance with subparagraph (c) of this paragraph 9.

(c) The Mortgagor shall at all times fully and promptly comply with, keep and perform all of the terms, covenants, provisions and conditions of any and all Leases on the part of the landlord thereunder to be complied with, kept and performed, and will not do or permit anything to be done which will constitute a breach of any of the terms, covenants, provisions and conditions of any thereof. The Mortgagor shall

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