

court a bond or the amount claimed or otherwise giving security for such claim, or in such manner as is or may be prescribed by law.

Mortgagor shall have no right to permit the holder of any subordinate mortgage or other subordinate lien, whether or not consented to by Mortgagee, to terminate any lease of all or a portion of the Mortgaged Premises whether or not such lease is subordinate (whether by law or the terms of such lease or a separate agreement) to the lien of this Mortgage without first obtaining the prior written consent of Mortgagee. The holder of any subordinate mortgage or other subordinate lien shall have no such right, whether by foreclosure of its mortgage or lien or otherwise, to terminate any such lease, whether or not permitted to do so by Mortgagor or as a matter of law, and any such attempt to terminate any such lease shall be ineffective and void.

13. Transfer of Title. It is specifically agreed and understood that Mortgagor shall not have the right without the prior written approval of Mortgagee to transfer any interest or title, legal or equitable, in or with respect to the Mortgaged Premises or any benefit of this loan and the interest rate herein specified to any person, nor can there occur a change in the identity or ownership interest of any of the General Partners of Mortgagor other than a transfer of an ownership interest by reason of the death of a General Partner; provided, however, the transfer of limited partnership interests in the Mortgagor shall be permitted. Unless Mortgagee gives its prior consent in writing, the foregoing events of change, transfer, liquidation or diminishment of ownership, or attempted change, transfer, liquidation or diminishment of ownership, shall be deemed events of default under this Mortgage and the Note, and in such event, the whole unpaid balance of the principal indebtedness, together with all interest thereon and all other sums hereby secured, shall, at Mortgagee's option, become due and payable immediately, without notice, and shall be recoverable by Mortgagee forthwith