

insurance policies, if any, collaterally assigned or to be collaterally assigned to the Lender; (iii) all premiums for mortgage insurance, if this Mortgage and the Note are so insured; and (iv) all ground rentals, other lease rentals and other sums, if any, owing by the Borrower and becoming due under any lease or rental contract affecting the Premises. The Borrower shall submit to the Lender such evidence of the due and punctual payment of all such premiums, rentals and other sums as the Lender may require.

(d) In the event of the passage of any state, federal, municipal, or other governmental law, order, rule or regulation, subsequent to the date hereof, in any manner changing or modifying the laws now in force governing the taxation of mortgages or security agreements or debts secured thereby or the manner of collecting such taxes so as to adversely affect the Lender, the Borrower will pay any such tax on or before the due date thereof. If the Borrower fails to make such prompt payment or if, in the opinion of the Lender, any such state, federal, municipal, or other governmental law, order, rule or regulation prohibits the Borrower from making such payment or would penalize the Lender if the Borrower makes such payment or if, in the opinion of the Lender, the making of such payment might result in the imposition of interest beyond the maximum amount permitted by applicable law, then the entire balance of the Indebtedness and all interest accrued thereon shall, at the option of the Lender, become immediately due and payable.

(e) The Borrower will not suffer any mechanic's, materialman's, laborer's, statutory or other lien to be filed of record and to remain outstanding against the Premises for a period exceeding fifteen (15) days.

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