

delinquent, or before any interest or penalty shall attach, or of any insurance premiums or other charges payable by Mortgagor, then the Mortgagee may make payments of the same. In case of such payments by the Mortgagee, the Mortgagor agrees to reimburse the Mortgagee on demand, and the amounts so paid shall be added to and become part of the debt secured by these presents. Such payment by the Mortgagee shall not constitute a waiver of any right arising from a breach of any of the covenants set forth herein. The lien of this mortgage shall secure the payment of any such sums paid by the Mortgagee to the same extent that it secures payment of the Note.

5. Mortgagor shall not make any assignments of rents or leases relating to the Property without the prior written consent of the Mortgagee.

6. During the term of this Mortgage, Mortgagor shall furnish the Mortgagee within 120 days after the close of each fiscal year a balance sheet as of the end of such year and related statements of income and retained earnings for such year, setting forth, in the case of the balance sheet and statements, in comparative form the corresponding figures from the preceding fiscal year, all in reasonable detail. Such balance sheet and statements need not be