

stating that it is secured by this Mortgage or when advanced under the terms of this Mortgage. Mortgagee may make such Future Advances (a) at the request of Mortgagor, whether or not there is any obligation to make Future Advances; (b) pursuant to any advance of funds under paragraph 10 above; or (c) to pay, with or without the consent or request of Mortgagor, any amounts which may be due under any other mortgage or lien affecting the Property.

14. NOTICES. Any notice given by either party hereto to the other party shall be in writing and shall be signed by the party giving notice. Any notice or other document to be delivered to either party hereto by the other party shall be deemed delivered if mailed postage prepaid to the party to whom directed at the latest address of such party known to the party sending the same. This paragraph shall not be deemed to prohibit any other manner of delivering a notice or other document.

15. COVENANTS WITH RESPECT TO LEASE: The Mortgagor covenants as follows with respect to the Leases described on Exhibit A (hereinafter referred to as "the Leases"):

- (a) The Mortgagor will pay the rent and other charges provided for and made payable by the Leases within ten days after such rents or charges are payable.
- (b) The Mortgagor will at all times fully perform and comply with all agreements, covenants, terms and conditions on or assumed by it as lessee under the Leases above mentioned, and if the Mortgagor shall fail to do so, the Mortgagee may, but shall not be obligated to, take any action Mortgagee deems necessary or desirable to prevent or to cure any default by the Mortgagor in the performance of or compliance with any of the covenants or obligations of the Mortgagor under said Leases above mentioned upon receipt of any written notice of default by the lessee thereunder and Mortgagee may rely thereon and take any action as aforesaid to cure such default even though the existence of such default or the nature thereof is questioned or denied by the Mortgagor or by any party on behalf of the Mortgagor. The Mortgagor hereby expressly grants to the Mortgagee and agrees that the Mortgagee shall have the absolute and immediate right to enter into and on the encumbered premises or any part thereof to such extent and as often as the Mortgagee in its sole discretion deems necessary or desirable in order to prevent or to cure any such default by the Mortgagor. The Mortgagee may pay and expend such sums of money as the Mortgagee in its sole discretion deems necessary for any such purpose and the Mortgagor hereby agrees to pay the Mortgagee immediately and without demand all such sums so paid and expended by the Mortgagee together with interest thereon from date of each such payment at the same rate as provided for in the Note hereby secured. All sums so paid and expended by the Mortgagee and the interest thereon shall be secured by the lien of this Mortgage.
- (c) Mortgagor will not surrender its leasehold estate and interest above-described nor terminate nor cancel the Leases and will not, without the express written consent of the Mortgagee, modify, change, supplement, alter or amend the Leases