

1.11. After Acquired Property. The lien of this Mortgage and Security Agreement will automatically attach, without further act, to all after acquired property, the purchase of which is made from the proceeds of the Bonds.

1.12. Leases Affecting Mortgaged Property. Corporation and Lessor shall comply with and observe its obligations as landlord under all leases affecting the Mortgaged Property or any part thereof. Corporation and Lessor, if required by Mortgagee, shall furnish promptly to Mortgagee executed copies of all such leases now existing or hereafter created, all of which shall be in form and substance subject to the approval of Mortgagee. Neither Corporation nor Lessor shall, without the express written consent of Mortgagee, modify, surrender, terminate or extend any such lease now existing or hereafter created, or permit or suffer an assignment or sublease. Corporation shall not accept payment of rent more than one (1) month in advance without the prior written consent of Mortgagee.

1.13. Expenses. Corporation shall pay or reimburse Mortgagee for all reasonable costs, charges and expenses, including reasonable attorney's fees and disbursements, and costs incurred or paid by Mortgagee in any action which is threatened, pending or completed or proceeding or dispute in which Mortgagee is or might be made a party or appears as a party plaintiff or party defendant and which affects or might affect the Bonds or the Note, or the Mortgaged Property or any part thereof, or the interests of Corporation or Mortgagee therein, including but not limited to the foreclosure of this Mortgage, or any action to protect the security hereof. All costs, charges and expenses except where Corporation and Mortgagee are adverse parties unless awarded by the Court so incurred or paid by Mortgagee shall become due and payable immediately, whether or not there be notice, demand, attempt to collect or suit pending. The amounts so incurred or paid by Mortgagee, together with interest thereon at the Default Rate as hereinafter defined from the date incurred until paid by Mortgagor, shall be added to the indebtedness and secured by the lien of this Mortgage.

1.14. Mortgagee's Performance of Defaults. If Corporation defaults in the payment of any tax, assessment, encumbrance or other imposition, in its obligation to furnish insurance hereunder or in the performance or observance of any other covenant, condition or term in this Mortgage or in any other instrument securing the Bonds, Mortgagee may at its option perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expenses incurred or paid by Mortgagee in connection therewith shall become due and payable immediately by Corporation. The amounts so incurred or paid by Mortgagee, together with interest

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