

TO HAVE AND TO HOLD all the singular said Leasehold interest in and to the above described premises, with the appurtenances thereto, unto the Mortgagee, its successors and assigns, for and during the term of said Lease and all renewals thereof, subject, however, to the rents, covenants, conditions and provisions in said Lease.

The Mortgagor covenants and agrees with the Mortgagee as follows:

1. That the Mortgagor will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.

2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; and that all sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.

3. That the Mortgagor is the lawful owner of a valid Leasehold interest in and to the premises hereinabove described and has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except those as are herein identified. The Mortgagor further covenants to warranty and forever defend all and singular said Leasehold interest in and to the premises unto the Mortgagee forever, from and against the Mortgagor and all persons, subject to such prior liens identified herein, lawfully claiming the same or any part thereof. The Mortgagor agrees that such expenses and fees as may be incurred in the protection of said Leasehold interest and maintenance of the lien of this mortgage, including the fees of any attorney employed by the Mortgagee in any litigation or proceeding affecting the same Leasehold interest, shall be paid by the Mortgagor and secured by this instrument.

4. That the Mortgagor will keep the improvements now existing or hereafter erected on the mortgaged premises insured against fire and such other hazards as the Mortgagee may from time to time require, including flood hazard insurance if the premises are ever designated as lying within a flood area, and will also provide such other insurance, including, but not limited to business interruption coverage, as the Mortgagee may from time to time