

Section 2.06. Covenant To Maintain and Repair Mortgaged Property. Red Roof will, at all times, maintain, preserve and keep the Mortgaged Property in good repair, working order and condition and will not commit or suffer any waste thereof, reasonable wear and tear excepted.

Section 2.07. Covenant of Further Assurances. Red Roof will execute and deliver such further instruments and do such further acts as may be necessary or appropriate to carry out more effectively the purposes of this Mortgage or to protect or preserve the lien hereof or extend such lien to after acquired property. Owner will execute and deliver corrective mortgages, if necessary.

Section 2.08. Right of Mortgagee To Perform Covenants on Behalf of Mortgagor. Upon the failure of the Mortgagor to keep, observe and perform any of the covenants and agreements contained in the Note or in this Mortgage, including, but not by way of limitation, those provided in Sections 2.03, 2.04 and 2.06 above, the Mortgagee shall be, in its discretion, forthwith entitled, in conjunction with or in addition to any other remedy herein provided, to perform or cause the same to be performed on behalf of the Mortgagor and the Mortgaged Property, and any amounts so advanced or expended by the Mortgagee in performing or securing the performance thereof shall become due and payable by Red Roof to the Mortgagee, shall bear per annum interest at the rate equal to the Non-Default Rate (as defined in the Note), plus four percent (4%), and shall, together with the interest thereon, become a part of the indebtedness secured under this Mortgage. No such advance shall relieve Red Roof from any default. Nothing herein contained shall be construed to require Mortgagee to advance or expend money or moneys

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