

balance of the principal sum secured by this Mortgage and all interest accrued thereon shall without notice immediately become due and payable at the option of the Mortgagee.

15. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this Mortgage or in the Note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions and covenants of this Mortgage, and of the Note and debt secured hereby, then this Mortgage shall become utterly null and void, otherwise to remain in full force and effect.

16. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

17. That the Mortgagor shall furnish Mortgagee with sixty (60) days following the end of each fiscal year of the Mortgagor, a balance sheet and operating statement of the subject property accompanied by a rent roll specifying the name of each tenant in occupancy, the number of square feet leased and the annual rental of each such tenant of the subject property, all in reasonable detail and certified by the Mortgagor to be correct. In the event of default under any of the terms of the within Mortgage, the Mortgagee shall have the right to require said financial statements to be audited by an independent certified public accountant in accordance with generally accepted accounting principles. The cost of such audit, if required, shall be borne by the Mortgagor.