

Mortgage, an ALTA mortgagee title insurance policy (or appropriate binder) upon the Land issued by a title insurance company approved by the Issuer and the Trustee, insuring that the Corporation has good and marketable fee simple title to the Land and that this Mortgage represents a valid mortgage lien on the Land, subject to no encumbrances other than Superior Encumbrances, in an amount equal to the face amount of the Bonds.

Section 6.2. Inspection of the Facilities. The Corporation agrees that at any and all reasonable times the Trustee, and its duly authorized agents, attorneys, experts, engineers, accountants and representatives, shall have the right fully to inspect any and all of the Facilities, subject to the limitations imposed upon such rights of inspection pursuant to Section 8.14 of the Agreement.

Section 6.3. Leases and Other Agreements Affecting Facilities. The Corporation shall duly and punctually perform all terms binding upon it under any lease or any other agreement of any nature whatsoever now or hereafter involving or affecting the Facilities or any part thereof.

Section 6.4. Further Assurances; After Acquired Property. At any time, and from time to time, upon request by the Issuer or the Trustee, the Corporation shall make, execute and deliver or cause to be made, executed and delivered to the Issuer and the Trustee and, where appropriate, cause to be recorded and/or filed and from time to time thereafter to be re-recorded and/or refiled at such time and in such offices and places as shall be deemed desirable by the Issuer or the Trustee, all such other and further mortgages, security agreements, financing statements, continuation statements, instruments of further assurance, certificates and other documents as may, in the opinion of the Issuer or the Trustee, be necessary or desirable in order to effectuate, complete, or perfect or to continue and preserve (i) the obligations of the Corporation under this Mortgage and (ii) the mortgage lien and security interest of this Mortgage as a first and prior lien upon the Facilities and the Gross Receipts and any additions to or substitutions thereof pursuant to the terms of this Mortgage and the Agreement. Upon any failure by the Corporation to do so, the Issuer or the Trustee may make, execute, record, file, re-record and/or refile such mortgages, security agreements, financing statements, continuation statements, instruments, certificates and documents for and in the name of the Corporation and the Corporation hereby irrevocably appoints the Issuer and/or the Trustee the agent and attorney-in-fact of the Corporation to do so. The mortgage lien and security interest hereof shall automatically attach, without further act, to all after-acquired property which becomes a part of the Facilities, as

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