

(b) The Mortgagor, immediately upon the execution and delivery of this Mortgage, and thereafter from time to time, shall cause this Mortgage, any mortgage or deed of trust supplemental thereto and each instrument of further assurance, to be filed, registered or recorded and refiled, re-registered or re-recorded in such manner and in such places as may be required by any present or future law in order to publish notice of and perfect the lien of this Mortgage upon the Property.

(c) The Mortgagor shall pay all filing, registration and recording fees, all refiling, re-registration and re-recording fees, and all expenses incident to the execution and acknowledgment of this Mortgage, any mortgage or deed of trust supplemental hereto and any instrument of further assurance, and all Federal, state, county and municipal stamp taxes and other taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of the Note, this Mortgage, any mortgage or deed of trust supplemental hereto or any instruments of further assurance.

3. The Mortgagor shall not create or suffer to be created any mortgage, lien, charge or encumbrance upon the Property prior to or on a parity with the lien of this Mortgage. The Mortgagor shall not further encumber the Property except by such encumbrance which by its terms shall be and remain subject and subordinate to any and all tenancies in existence when such encumbrance becomes effective and any tenancies thereafter created.

4. (a) The Mortgagor shall keep the Improvements insured for the benefit of the Mortgagee against (i) loss or damage by fire, (ii) lightning, windstorm, hail, explosion, riot and civil commotion, vandalism and malicious mischief, aircraft, vehicles and smoke, and such other risks as may be included in the broad form of extended coverage insurance from time to time available, (iii) war risks, to the extent obtainable from an agency of the United States government, (iv) flood disasters, (v) loss of rentals due to any of the foregoing causes and (vi) such other insurance as the Mortgagee may reasonably require against other risks insured against by persons operating like properties in the locality of the Property. Such insurance shall be written in amounts and with companies satisfactory to the Mortgagee and on forms approved by it, and losses thereunder shall be payable to the Mortgagee pursuant to a standard first mortgagee endorsement, without contribution, substantially equivalent

