

(b) The Mortgagor does hereby and shall forever warrant and defend its title to and interest in the Property and the validity and priority of the lien of this Mortgage to the Mortgagee and its successors and assigns, against all claims and demands whatsoever of any Person (hereinafter defined) or Persons. There are no defenses or offsets to this Mortgage or to any of the Obligations.

(c) The Mortgagor represents and warrants to the Mortgagee that: (i) the Buildings presently located on the Premises are in full compliance with all applicable zoning and building codes, ordinances and regulations, and such compliance is based solely upon the Mortgagor's owning the Property and not upon title to or interest in any other property; and (ii) any building hereafter constructed on the Premises shall be in compliance with all applicable zoning and building codes, ordinances and regulations, shall lie wholly within the boundaries of the Premises, and shall be an independent and self-contained operating unit.

(d) The Mortgagor shall execute, acknowledge and deliver to the Mortgagee any documents and instruments which the Mortgagee may reasonably request from time to time for the better assuring, conveying, assigning, transferring, confirming or perfecting the Mortgagee's security and rights under this Mortgage.

5. Liens. This Mortgage is and shall be maintained as a valid first lien on the Property subject only to the Per-

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