

mitted Encumbrances. The Mortgagor shall not, directly or indirectly, create or suffer or permit to be created, or to stand, against the Property or any portion thereof, or against the rents, issues and profits therefrom, any lien, charge, mortgage, deed of trust, adverse claim or other encumbrance (herein collectively referred to as a "lien"), whether senior or junior in lien to this Mortgage, other than the lien of this Mortgage and the Permitted Encumbrances; provided, however, that nothing contained in this Paragraph 5 shall require the Mortgagor to pay any real estate taxes or other Impositions, prior to the time when same are required to be paid under this Mortgage. The Mortgagor will keep and maintain the Property free from all liens arising in connection with the supply of labor or materials relating to the construction, alteration, modification or repair of the Buildings or the Building Equipment; if any such lien shall be filed against the Property, the Mortgagor agrees to discharge the same of record by payment or bond within thirty (30) days after the filing thereof. Notwithstanding anything to the contrary contained herein, in no event shall the Mortgagor do or permit to be done, or omit to do or permit the omission of, any act or thing, where such act or omission would impair the security of this Mortgage.

6. Impositions. The Mortgagor shall pay, at least five days before the date due, all real estate taxes, personal property taxes, assessments, water and sewer rates and