

(b) The Mortgagor hereby irrevocably appoints the Mortgagee its true and lawful attorney-in-fact in its name or otherwise, to do any and all acts and to execute any and all documents which may be reasonably necessary or in the opinion of the Mortgagee desirable to effectuate any rights of the Mortgagee under this Paragraph 16 or contained elsewhere in this Mortgage. The foregoing power of attorney is coupled with an interest.

17. Certificates of Mortgagor. The Mortgagor, upon request of the Mortgagee, shall certify to the Mortgagee or to any proposed assignee of this Mortgage, by an instrument in form satisfactory to the Mortgagee, duly acknowledged, the amount then owing on the Obligations, the date to which any interest thereon has been paid, and whether any offsets or defenses exist against payment thereof or performance of any Obligation, within five days if the request is personally delivered, or within seven days if the request is made by mail. The Mortgagee and any proposed assignee of this Mortgage shall have the right to rely on such certification.

18. Inspection and Financial Reports. The Mortgagee and its authorized agents and employees shall have the right, at the Mortgagee's option, to enter into the Property at all reasonable times for the purpose of inspecting the same.

19. Accounting and Other Information. The Mortgagor will keep books of record and account in accordance with generally accepted accounting principles, in which full, true and