

reasonably necessary for the use of the premises from time to time and will not, without the prior consent of the Mortgagee, initiate, join in or consent to any private restrictive covenant or other public or private restriction as to the use of the premises. Mortgagor shall, however, comply with all restrictive covenants which may at any time affect the premises.

6. The Mortgagor shall furnish to the Mortgagee (a) within thirty (30) days after written demand therefor, a true and detailed statement signed by the Mortgagor, specifying the rents and profits received from the premises for the period specified in such demand, the disbursements made during such period, and the names of all tenants of the premises, together with a summary of the terms of the respective leases involved; provided, however, that the Mortgagor shall be obligated to deliver such a statement only once every three (3) months unless there has been a default hereunder; (b) within five (5) days upon request in person or within ten (10) days upon request by mail, a written statement duly acknowledged of the amount of the unpaid balances of the Note and whether any offsets or defenses exist against the Note; and (c) (provided that ten (10) days' prior written notice has been given by the Mortgagee to the Mortgagor) on or before the last day on which taxes with respect to the premises may be paid without the imposition of penalty or interest, or, when so requested by the Mortgagee, within twenty (20) days after the date on which any other assessments, water rates or public charges of any nature affecting, or which may affect the premises, or any part thereof, become a lien, proof satisfactory to the Mortgagee of the payment of such taxes, assessments, water rates and/or