

the Mortgagor pursuant to this Paragraph, and will credit any reimbursement of premiums received by the Mortgagee against any sums due to the Mortgagee by the Mortgagor pursuant to this Mortgage and Security Agreement; and

AND IT IS AGREED, by and between the said parties, that reference is made to the provisions of the Loan Agreement, including, without limitation, Section 6.3 thereof, whereby the Mortgagor, its successors or assigns, is required to pay all taxes and other governmental charges of any kind whatsoever that may at any time be lawfully assessed or levied against or with respect to the Project, subject to the right to contest any such taxes or charges, as set forth in Section 6.3 thereof. In default thereof, the Mortgagee, its successors or assigns, may, upon ten (10) days' notice, cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this Mortgage for the same, with interest thereon from the date of such payment at the Penalty Rate.

AND IT IS AGREED, by and between the parties hereto, that (a) upon any Event of Default, as defined in the Loan Agreement, being made (i) in the due and punctual payment of any interest on the Note; or (ii) in the due and punctual payment of the principal of the Note (and premium, if any), whether at the stated maturity thereof, or upon proceedings for prepayment thereof or otherwise; or (b) upon the occurrence of a default or an "event of default" under the Loan Agreement, this Mortgage, the Guaranty Agreement, or the Note, that then the entire amount of the debt secured, or intended to be secured

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