

Mortgage. The Mortgagor will keep and maintain the Property free from all liens of Persons supplying labor or materials relating to the construction, alteration, modification or repair of the Building or the Building Equipment. If any such liens shall be filed against the Property, the Mortgagor agrees to discharge the same of record by payment or otherwise within sixty (60) days after the filing thereof. 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, whether such act or omission would impair the security of this Mortgage.

14. The Mortgagee's Right to Perform the Mortgagor's Covenants. If the Mortgagor shall fail to fully and promptly pay, perform or observe any of the Obligations beyond the applicable grace period, if any, then in any such event the Mortgagee may, at its option, but without any obligation so to do, and without waiving or releasing the Mortgagor from any of the Obligations, pay any Obligation or cost or perform any Obligation or act, or take such action as the Mortgagee deems necessary or desirable in order to cause such Obligation to be paid, performed or observed, as the case may be. The Mortgagor hereby expressly grants to the Mortgagee and agrees that the Mortgagee shall have the absolute and immediate right to enter in and upon the Property, or any part thereof, to such extent and as often as the Mortgagee, in its reasonable discretion, deems necessary or desirable for such purpose. The Mortgagee may pay and expend such sums of money as the Mortgagee, in its reasonable discretion, deems necessary for any such purpose, and the Mortgagor hereby agrees to pay to the Mortgagee, on demand, all such sums to be paid or expended by the Mortgagee, together with interest thereon from the date of each such payment or expenditure at the interest rate payable under the Note (the "Interest Rate"), but in no event in excess of the maximum legal rate. Any interest paid under this paragraph 14 in excess of the maximum legal rate shall be deemed payment in reduction of the principal amount of the Obligations. All sums so paid or expended by the Mortgagee, and the interest thereon, shall be added to and shall be secured by the lien of this Mortgage.