

from time to time for the better assuring, conveying, assigning, transferring, confirming or perfecting the Mortgagee's security and rights under this Mortgage. In addition, the Mortgagor will, within ten (10) days of a request by the Mortgagee for the same, do, execute, acknowledge and deliver and appropriately file and record, all and every such further acts, conveyances, mortgages, assignments, financing statements, supplemental mortgages and assurances as the Mortgagee shall require for accomplishing the purposes of this Mortgage and shall pay the expenses of the filing or recording of the same and reimburse the Mortgagee for its reasonable legal expenses incurred in connection with the preparation or review thereof. The Mortgagor will, at any time on request of the Mortgagee, execute or cause to be executed financing statements, continuation statements, security agreements, or the like, in respect of any Building Equipment. The Mortgagor shall pay all filing fees, including fees for filing continuation statements, in connection with such financing statements. In default of any such execution, acknowledgement, delivery, filing or recording, the Mortgagee may execute, acknowledge and file or record any such instrument for and on behalf of the Mortgagor, as attorney-in-fact of the Mortgagor, and shall be entitled to reimbursement for its reasonable expenses in connection therewith.