

assessments, levies or charges against the premises of which payment, amount and validity thereof the official receipt shall be conclusive evidence, and any amounts so expended shall immediately become debts due by the Borrower, shall bear interest at the rate specified in the Note secured hereby and their payment shall be secured by this Mortgage.

E. Keep the premises herein conveyed in as good order, repair and condition as they are now, reasonable wear and tear excepted;

F. Not commit or permit any waste; and the Lender shall have the right to inspect the premises at all reasonable times, and access thereto shall be permitted for that purposes or to its authorized agents;

G. Furnish to the Lender, within thirty (30) days after the end of each quarter, copies of the quarterly financial statements (in form satisfactory to Lender) of the Borrower and any corporate guarantor or endorser; and furnish to the Lender within ninety (90) days of the end of each fiscal year financial statements (in form satisfactory to the Lender) of the Borrower, and within forty-five (45) days of the end of each calendar year (in the case of individuals) or within ninety (90) days of the end of the fiscal year (in the case of corporations) financial statements (in form satisfactory to Lender) of each of the guarantors or endorsers, if any, of the indebtedness hereby secured. All annual financial statements for the Borrower and any corporate guarantor or endorser shall be audited and certified by independent certified public accountants acceptable to Lender; and

H. Not pay any dividends, distributions, fees, profits or monies to any partner of Borrower (of affiliates of any partner) or to any manager of the Property or the improvements until all of the Borrower's annual expenses, debt service and lease obligations have been paid.