

such revocation, served, personally or sent by registered or certified mail to the Mortgagor. If the Mortgagor is in possession of the Premises or part of the Premises after the occurrence of any Event of Default, then upon demand of the Mortgagee the Mortgagor will vacate the same and surrender possession thereof to the Mortgagee or be subject to eviction by summary proceedings or otherwise. During the time of any such occupation after any Event of Default, the Mortgagor shall pay to the Mortgagee for use and occupancy, monthly in advance, the fair and reasonable rental for such portion of the Premises as the Mortgagor shall have occupied. All such fair and reasonable rental shall be deemed secured by this Mortgage.

(o) The Mortgagor will not (w) sell, transfer, convey, lease, further mortgage, pledge or hypothecate the Land, buildings, improvements or any interest therein, or any of the rights and other property mortgaged hereunder (except to affiliates or otherwise as herein expressly permitted), (x) execute an assignment of the rents, issues and profits of the Premises, (y) accept prepayments of any installment of rents to become due under any such leases or subleases, or (z) impair in any manner the value of any security granted hereby. The provisions of paragraph 2(g) are hereby incorporated herein.

(p) The Mortgagor will faithfully perform, or cause to be performed, all of the covenants, conditions and agreements contained in all tenant leases of the Premises or any part thereof now or hereafter existing on the part of the lessor and will do all things necessary to compel the performance by the lessee under each such lease.

(q) The Premises shall be used only for purposes and such other uses as permitted by its certificate of occupancy (or equivalent document).

(r) The Mortgagor will faithfully observe, perform and comply with, all local, state and federal laws, rules and regulations pertaining to the ownership, use, occupancy and enjoyment of the Premises including without limitation, building health, safety, zoning, fire and environmental protection laws, rules and regulations.

(s) The Mortgagor will faithfully observe and perform the covenants, conditions and agreements of all other documents executed to further secure the indebtedness secured by this Mortgage.

(t) The Mortgagee and any persons authorized by the Mortgagee shall have the right to enter and inspect the Land and building at all reasonable times. If, at any time the management or maintenance of the Premises shall be determined by the Mortgagee to be unsatisfactory, the Mortgagor shall employ, as managing agent of the Premises, such persons or firms as from time to time shall be designated by the Mortgagee.

(u) Time will be of the essence with respect to the performance of the Mortgagor's obligations hereunder.