

made by Mortgagor to Mortgagee and any other liens created pursuant to the Loan Documents; provided, however, that nothing contained in this paragraph 12 shall require the Mortgagor to pay any real estate taxes or other Impositions, prior to the time when same are required to be paid under this 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 lien, other than liens created pursuant to the Loan Documents, shall be filed against the Property, the Mortgagor agrees to discharge the same of record within 20 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, where such act or omission would impair the security of this Mortgage.

13. Mortgagee's Right to Perform Mortgagor's Covenants. If the Mortgagor shall fail to fully and promptly pay, perform or observe any of the Obligations, 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,