

thereon at the Default Rate as hereinafter defined from the date incurred until paid by Corporation, shall be added to the indebtedness and secured by the lien of this Mortgage. Nothing contained herein shall be construed as requiring Mortgagee to advance or expend monies for any purposes mentioned in this paragraph, or for any other purpose. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof for the purpose of performing or observing any such defaulted covenant, condition or terms, if and to the extent permitted by law, without thereby becoming liable to Corporation or any person in possession holding under Corporation.

1.15. Books and Records. Corporation shall keep and maintain at all times, complete, true and accurate books of accounts and records in accordance with the terms of the Loan Agreement. Corporation shall permit Mortgagee to inspect said books and records in accordance with the terms of the Loan Agreement.

1.16. Estoppel Affidavits. Corporation, within ten (10) days after written request from Mortgagee, shall furnish a written statement, duly acknowledged, setting forth the unpaid principal of, and interest on, the Bonds, and any other unpaid sums secured hereby, and whether or not any offsets or defenses exist against such principal and interest or other sums.

ARTICLE TWO

DEFAULTS

2.01. Event of Default. The term Event of Default, wherever used in this Mortgage, shall mean any one or more of the following events:

(a) An event of default under the Loan Agreement, the Bonds or the Note.

(b) Failure by Corporation or Lessor to duly keep, perform and observe any other covenant, condition or agreement herein, which failure shall continue for a period of 30 days after written notice, specifying such failure and requesting that it be remedied, is given to the Corporation or Lessor by Mortgagee by certified mail.

(c) If either (A) Corporation: (i) files a voluntary petition in bankruptcy, or (ii) is adjudicated as a bankrupt or insolvent, or (iii) files any petition or answer seeking or acquiescing in any reorganization, management, composition, readjustment, liquidation, dissolution or similar relief for itself under any law relating to bankruptcy, insolvency or other relief for