

ARTICLE 3

Covenants

Section 3.1 Particular Covenants. The Mortgagor covenants and agrees as follows:

(a) Payment of Secured Indebtedness. The Mortgagor covenants that it shall duly and punctually pay the principal of and interest on the Note in accordance with the terms thereof and shall duly and punctually pay any and all other portions of the Secured Indebtedness in accordance with the applicable terms of the other Loan Documents.

(b) Performance by the Mortgagor. The Mortgagor covenants that it shall perform and observe each and every of the terms, covenants and conditions required to be performed or observed by it under the Loan Documents.

(c) Taxes. The Mortgagor covenants to pay and discharge, or cause to be paid and discharged, when and as the same shall become due, all real estate and personal property taxes and other taxes and assessments, including but not limited to, water and sewer rents and charges and all other governmental or non-governmental charges, general and special, ordinary and extraordinary, foreseen and unforeseen, of any kind and nature whatsoever, which at any time prior to or after the execution of this Mortgage may be assessed, levied or imposed upon the Mortgaged Property, or any use or occupancy thereof, and other taxes, assessments, fees and governmental or

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