

under the Uniform Commercial Code of the State in which the Premises are located. The Mortgagor agrees to and shall execute and deliver to the Mortgagee, in form satisfactory to the Mortgagee, such "Financing Statements" and such further assurances as the Mortgagee may, from time to time, consider necessary to create, perfect, and preserve the Mortgagee's liens upon all fixtures, equipment, rents, insurance proceeds, condemnation awards, contract rights, accounts receivable and other personal property herein described. The Mortgagee at the expense of the Mortgagor, may cause such statements and assurances to be recorded and re-recorded, filed and re-filed, at such times and places, as may be required or permitted by law to create, perfect and preserve such liens. The Mortgagee shall have all the rights with respect to all property encumbered hereby afforded to the Mortgagee under the Uniform Commercial Code of the State in which the Premises are located, in addition to, but not in limitation of, the other rights afforded the Mortgagee by this Mortgage. The Mortgagor shall not transfer ownership of or remove from the lands herein described any of the tangible personal property which is encumbered by this Mortgage. In the event ownership of any such tangible personal property is transferred or any of the same is removed by the Mortgagor, the same shall be replaced by other property which is free and clear of any lien or encumbrance held by any other person and such replacement property shall be of equal or better value than the property so transferred or removed. Such replacement property shall be encumbered by the lien of this Mortgage, and appropriate financing statements covering same shall be executed by the Mortgagor.

18. CHANGE OF OWNERSHIP. To give prior notice by Registered or Certified mail to the Mortgagee of any conveyance, transfer, or change of ownership of the Premises or any part thereof or any interest therein, and to pay a reasonable fee to the Mortgagee to cover the expense of