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accompanied by a report thereon, containing an opinion, unqualified as to scope or limitations imposed by Mortgagor, of a firm or independent public accountants selected by Mortgagor and acceptable to Mortgagee; all balance sheets and statements rendered to Mortgagee pursuant to the terms of this Section 30, when so required by Mortgagee, shall be prepared in form and content satisfactory to Mortgagee and shall be prepared so as to readily show the operations of Mortgagor as pertains only to the Premises, and not the consolidated operations of Mortgagor for any other business operations, it being the intent hereof, when Mortgagee so requires, to report those operations of Mortgagor only as they pertain to the Premises to Mortgagee in a manner that will enable Mortgagee to review and evaluate those operations only as opposed to any other operations of Mortgagor as may be shown on any other financial statements, balance sheets or reports of Mortgagor, whether consolidated or otherwise. In addition to the foregoing provisions of this Paragraph 30, Mortgagee may, at its option, from time to time require any or all of the below described documents, to be provided at the expense of Mortgagor, in respect of Mortgagor's overall operations and those carried out on the Premises. Upon such request:

(a) Mortgagor shall deliver to Mortgagee, within thirty (30) days after the close of each quarter of each fiscal year of Mortgagor, beginning with the quarter in which request is made by Mortgagee, a balance sheet of Mortgagor as of the close of each fiscal quarter and statements of income and retained earnings and source and application of funds for that portion of the fiscal year-to-date then ended, prepared in conformity with generally accepted accounting principals, applied on a basis consistent with that of the preceding period or containing disclosure of the effect on the financial position or results of operations of any change in the application of generally accepted accounting principals during the period. Such documents shall be accompanied by the report of an