

Mortgagor or any party acting on behalf of the Mortgagor, and such notice of default shall be conclusive evidence that a default exists for the purpose of this paragraph.

The Mortgagee shall have the right to enter upon the above described property and any other property owned or controlled by the Mortgagor which is affected by any of the terms, conditions, provisions, covenants and agreements of any of the Tenants' leases to such extent and as often as the Mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or cure any such default by the Mortgagor. The Mortgagee may expend such sums of money as the Mortgagee, in its sole discretion, deems necessary for any such purpose, and the Mortgagor hereby agrees to pay to the Mortgagee, immediately upon demand, all sums so expended by the Mortgagee, together with interest thereon from the date of each such payment at Twelve and Three-Fourths (12-3/4%) per cent per annum. All sums so expended by the Mortgagee, and the interest thereon, shall be added to and secured by the lien of this instrument.

That it will promptly and fully keep, perform and comply with all the terms, provisions, covenants and conditions imposed upon the Mortgagor under any assignment of any lease or leases of the premises executed by the Mortgagor, as assignor, and given to the Mortgagee, or assignee, as additional security for the payment of the indebtedness secured hereby and any other agreement given by the Mortgagor to the Mortgagee as additional security for the repayment of such indebtedness. In the event the Mortgagor suffers or permits to occur any breach or default under the provisions of any such assignment of lease or leases of the premises or any other agreement given as additional security and such default shall continue for ten (10) days, such breach or default shall constitute a default under this mortgage and, at the option of the Mortgagee, and without notice to the Mortgagor, all unpaid indebtedness secured by this mortgage shall become due and payable as in the case of other defaults.

18. If all or any portion of the encumbered property, or any interest therein, is sold or transferred by the Mortgagor without the Mortgagee's prior written consent, excluding (a) the creation of