

IT IS UNDERSTOOD AND AGREED by the parties hereto that this mortgage shall extend to any and all other, further or additional estates, interests or rights which may at any time be acquired by the mortgagor in or to the premises demised by the aforesaid lease; and mortgagor expressly agrees that if mortgagor shall, at any time prior to payment in full of the indebtedness hereby secured, acquire fee simple title or any other greater estate to the premises demised by the aforesaid lease, particularly by exercise of the option to purchase granted to the mortgagor, as Lessee, under the terms and provisions thereunder, the lien of this mortgage shall attach, extend to, cover and be a lien upon such fee simple title or other greater estate.

Mortgagor covenants and agrees that it will at all times fully perform and comply with all agreements, covenants, terms and conditions imposed upon or assumed by it, as Lessee under the aforesaid lease, and that if mortgagor shall fail to do same mortgagee may (but shall not be obligated to) take any action mortgagee deems necessary or desirable to prevent or to cure any default by mortgagor in the performance of or compliance with any of mortgagor's covenants or obligations under the aforesaid lease. Upon receipt by mortgagee from the Lessor under the aforesaid lease of mortgagor's written notice of default thereunder, as Lessee, mortgagee may rely thereon and take any action as aforesaid to cure such default. Mortgagor hereby expressly grants to mortgagee, and agrees that mortgagee shall have, the absolute and immediate right to enter in and upon the mortgaged premises or any part thereof to such extent and as often as mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or to cure any such default by mortgagor. Mortgagee may pay and expend such sums