

thereof and will not, without the prior written consent of Mortgagee, amend, extend, renew, terminate without cause or enter into any lease of any portion of the Mortgaged Premises.

Mortgagor will render to Mortgagee within twenty days after written demand therefor, a detailed certified statement of Mortgagor specifying the rents and profits received from the Mortgaged Premises for the period specified in such demand, the disbursements made for such period and the names of all tenants of the Mortgaged Premises, together with true and correct copies of all leases for which rent is so accounted.

At such intervals as Mortgagee may reasonably prescribe (but at least annually), Mortgagor shall furnish Mortgagee a balance sheet and profit and loss statement for the Mortgaged Premises within 90 days following the close of each fiscal year of Mortgagor and such additional information as Mortgagee may reasonably request, all data being prepared according to generally accepted accounting principles consistently applied and such annual statements being certified as correct by Mortgagor's treasurer or chief fiscal officer.

8. Additional Loans. The security of this Mortgage shall extend to and cover any additional loans made by Mortgagee to Mortgagor at any time or times hereafter, provided that no such loan shall exceed in the aggregate the sum of all amounts which Mortgagor has heretofore paid on account of the principal of the original indebtedness and of any prior additional loans.

9. Events of Default. If Mortgagor shall fail to pay any sum required to be paid under the terms of the obligation or this Mortgage within fifteen (15) days after