

2. That the Mortgagor will at all times maintain and use the Mortgaged Property in accordance with all applicable requirements of law.

3. That the Mortgagor will, at its expense, do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered all such further acts, instruments and assurances as the Mortgagee shall require for the better mortgaging to the Mortgagee of the Mortgaged Property hereby mortgaged or intended so to be, or which the Mortgagor may be or may hereafter become bound to mortgage to the Mortgagee, or for carrying out the intention or facilitating the performance of the terms of this Mortgage;

4. That the Mortgagor will, immediately upon the execution and delivery of this Mortgage and thereafter from time to time, cause this Mortgage and each supplement hereto and any financing statements, continuation statements or similar statements with respect hereto, to be filed, registered and recorded in such manner and in such places as may be required by any present or future law to publish notice of and create, perfect and protect the lien and security interest of this Mortgage upon the Mortgaged Property. The Mortgagor will, from time to time, perform or cause to be performed any other act as required by law and will execute or cause to be executed any and all further instruments (including financing statements, continuation statements and similar statements with respect to any of said documents) that may be requested by the Mortgagee for such creation, perfection,