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, to the extent provided in the Guaranty Agreement,
2. Mortgagor shall cause to be paid all principal,
interest and all other sums of money comprising the Indebtedness
secured by this mortgage in accordance with the terms of the
Guaranty Agreement and shall pay all other sums payable under this
mortgage when due, whether in due course or under any covenant or
stipulation of this mortgage. All of the Indebtedness shall
continue to bear interest at the interest rates provided in the
Guaranty Agreement or instruments evidencing said Indebtedness
after the same shall become due, whether in due course or under
any provision of this mortgage or otherwise, until paid. Upon
payment of all such sums, Mortgagee shall, upon written demand of
Mortgagor, satisfy this mortgage at cost of Mortgagor.

3. Mortgagor shall keep the premises and the Building
Equipment in good condition and repair, reasonable wear and tear
excepted; shall not permit or perform any act which would in any
way impair the value of the premises or the Building Equipment;
shall not remove from the premises or alter any article of
Building Equipment or remove or alter or demolish any building or
improvement, or any portion thereof, comprising part of the
premises without the written consent of Mortgagee, except that,
with respect to Building Equipment, no consent shall be required
if the article of Building Equipment is replaced with another of
equal or greater quality and value; and shall neither commit nor
permit waste of the premises or the Building Equipment.

4. Mortgagor shall pay and discharge as the same become
due all taxes, sewer rents, water charges, assessments and other
governmental charges (except income taxes of Mortgagee) that may
accrue, be levied, or assessed upon the premises or any part
thereof or the Building Equipment, or which may be or become a
lien prior to the lien of this mortgage or have priority in pay-
ment to the debt secured hereby, or which may accrue or be levied
upon Mortgagee's interest therein or upon this mortgage or the
Indebtedness or the evidence of the Indebtedness or any other sums
secured hereby, without regard to any law heretofore or hereafter

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