

contest and any appeal therefrom so long as such proceedings shall operate to prevent the collection thereof or other realization thereon and the sale or forfeiture of the premises or any part thereof or the Building Equipment or any part thereof to satisfy the same and provided that during such contest adequate reserves or other appropriate provisions required by generally accepted accounting principles in respect thereof shall have been set aside or made or as to which adequate bonds shall have been obtained assuring the discharge of Mortgagor's obligation under this paragraph 2 to pay such taxes, assessments and other charges and any additional charges, penalty or expense arising from or incurred as a result of such contest, and provided further that if at any time payment of any tax, assessment or other charge shall become necessary to prevent the delivery of a tax deed conveying the premises or any portion thereof or the Building Equipment or any portion thereof because of non-payment of sums, then Mortgagor shall pay the sums in sufficient time to prevent the delivery of such tax deed.

3. Mortgagor shall pay all debts, claims, or other charges, if and when due and payable, that may become liens against the premises or any part thereof or the Building Equipment or any part thereof for repairs or improvements that may have been or may hereafter be made on the premises or any part thereof or the Building Equipment or any part thereof and, except for the matters set out in Exhibit B hereto, shall not permit any lien or encumbrance of any kind to accrue or remain on the premises or any part thereof or the Building Equipment or any part thereof.

If Mortgagor shall first notify Mortgagee in writing of its intention so to do, Mortgagor may, at its expense and in its own name and behalf, in good faith contest any such debts, claims or other charges by appropriate legal proceedings and, in the event of any such contest, may permit the debts, claims or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom so long as such proceedings shall operate to prevent the collection thereof or other realization thereon and the sale or forfeiture of the premises or any part thereof or the Building Equipment or any part thereof to satisfy the same and provided that adequate reserves shall have been set aside in accordance with generally accepted accounting principles or as to

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