

(b) The Mortgagor shall promptly perform and observe, or cause to be performed and observed, all of the terms, covenants and conditions of all instruments of record affecting the Property, non-compliance with which shall affect the security of this Mortgage, or shall impose any duty or obligation upon the Mortgagor or any tenant or other occupant of the Property or any part thereof, and the Mortgagor shall do or cause to be done all things necessary to preserve intact and unimpaired any and all easements, appurtenances and other interests and rights in favor of or constituting any portion of the Property.

(c) The Mortgagor shall not use or permit the use of the Property in any manner which would tend to impair the value of the Property or increase the risk of fire or other casualty. The Mortgagor agrees that no conditional bill of sale or chattel mortgage shall be made or filed against the Building Equipment without the prior consent of the Mortgagee and if at any time there should be any (with or without the consent of the Mortgagee), then in the event of any default hereunder, all right, title and interest of the Mortgagor in and to all deposits and payments made thereon are hereby assigned to the Mortgagee.

9. Leasing. (a) The Mortgagor shall not hereafter, directly or indirectly, make or enter into or extend or renew any Lease of all or any part of the Property, until the same shall have been submitted to and approved in writing by