

for the Mortgagor's failure to make prompt payment. Such charge shall be payable on demand and shall be added to and secured by this Mortgage.

45. Definitions. The following terms shall, for all purposes of this Mortgage, have the respective meanings herein specified unless the context otherwise requires:

(a) the "Mortgagor" shall mean the Mortgagor herein named and any subsequent owner or owners of the Property and its or their respective successors and assigns;

(b) the "Mortgagee" shall mean the Mortgagee herein named and any subsequent holder or holders of this Mortgage, and its or their respective successors and assigns;

(c) "Person" shall mean an individual, corporation, partnership, trust, unincorporated organization or government, or any agency or political subdivision thereof, or any business or legal entity; and

(d) "Lease" shall mean every lease or occupancy agreement for the use or hire of all or any portion of the Property which shall be in effect at the date hereof, or which shall hereafter be entered into by or on behalf of the Mortgagor.

46. Deposits for Impositions and Insurance. Upon notice from the Mortgagee, the Mortgagor shall deposit with the Mortgagee on the first day of each month an amount equal to one-twelfth (1/12th) of (i) the aggregate annual payments for the Impositions, and (ii) the annual insurance premiums on