

17. That the Mortgagor will at all times fully perform and comply with all agreements, covenants, terms and conditions imposed on or assumed by it as Lessee under its aforesaid Lease. If the Mortgagor shall fail to do so, the Mortgagee shall have the right, but not the obligation, to take any action the Mortgagee deems necessary or desirable to prevent or to cure any default by the Mortgagor in the performance of or compliance with any of the Mortgagor's covenants or obligations under said Lease, even though the existence of such default or the nature thereof is disputed or denied by the Mortgagor. The Mortgagor hereby expressly grants to the Mortgagee the absolute and immediate right to enter the subject premises or any part thereof to such extent and so often as the Mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or to cure any such default by the Mortgagor. The Mortgagee may pay and expend such sums of money as the Mortgagee, in its sole discretion deems necessary or desirable for such purpose, which sums shall be added to and be secured by the lien of this mortgage.

18. That the Mortgagor will not surrender its Leasehold estate nor terminate or cancel the aforesaid Lease and will not modify, change, supplement, alter, or amend said Lease without the written consent of the Mortgagee. Any such termination, cancellation, modification, change, supplement, alteration or amendment of said Lease without the written consent of the Mortgagee shall constitute a default hereunder by the Mortgagor.

19. Any release by Mortgagee of a part of the Leasehold estate secured by this mortgage shall be subject to the terms and conditions negotiated in good faith by Mortgagee with Mortgagor and agreed to by and between Mortgagee and Mortgagor.

It is agreed that the Mortgagor shall hold and enjoy said Leasehold interest in and to the subject premises until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions and covenants of this mortgage, of the note secured hereby or of any other agreement by the Mortgagor in connection therewith, this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or covenants of this mortgage, of the note secured hereby, of the loan commitment, security agreement, building or construction loan agreement, or of any other agreement by the Mortgagor in connection therewith, then, at the option of the Mortgagee, all sums then