

Mortgagee if the Mortgagor makes such payment, then all of the remaining Lease Payments secured by this Mortgage shall, without notice, immediately become due and payable at the option of the Mortgagee.

(b) The Mortgagor will pay, before the same becomes delinquent, all taxes, liens, assessments, and charges of every character already levied or assessed or that may hereafter be levied or assessed upon or against the Mortgaged Property or any part or parts thereof and all utility charges, whether public or private; and upon demand will furnish the Mortgagee receipted bills evidencing such payment.

(c) The Mortgagor will not suffer any mechanic's, materialman's, laborer's, statutory, or other lien which might or could be prior to or equal to the lien of this Mortgage to be created or to remain outstanding upon the Mortgaged Property or any part thereof.

SECOND: TAXES, LIENS AND OTHER CHARGES.

(a) In the event of the passage of any state, federal, municipal or other governmental law, order, rule or order imposing a tax on the Lease held by Mortgagee, Mortgagor shall immediately make reimbursement to Mortgagee of any such sum assessed, and in the event Mortgagor fails to do so, all of the remaining Lease Payments secured by this Mortgage shall immediately become due and payable at the option of Mortgagee.