

are sufficient for the purpose.

(d) The Mortgagee or its representative is hereby authorized to enter upon and inspect the Mortgaged Property at any time during normal business hours.

(e) The Mortgagor will promptly comply with all present and future laws, ordinances, rules, and regulations of any governmental authority affecting the Mortgaged Property or any part thereof.

FIFTH: FURTHER ASSURANCES. At any time, and from time to time, upon request by the Mortgagee, the Mortgagor will make, execute, and deliver or cause to be made, executed and delivered to the Mortgagee, any and all other further instruments, certificates, and other documents as may, in the opinion of the Mortgagee, be necessary or desirable in order to effectuate, complete, enlarge, or perfect or to continue and preserve the obligation of the Mortgagor under the Lease, and the lien of the Mortgage. Upon any failure by the Mortgagor so to do, the Mortgagee may make, execute, and record any and all such instruments, certificates, and documents for and in the name of the Mortgagor and the Mortgagor hereby irrevocably appoints the Mortgagee the agent and attorney in fact of the Mortgagor so to do.