

the obligations thereunder have been actually met by compliance with this paragraph.

IT IS AGREED THAT the Mortgagor, within ninety (90) days of each December 31st, during the loan term, the day of completion of Mortgagor's fiscal year, shall deliver to the Mortgagee, its successors and assigns, an annual operating statement and report for the mortgaged property, which shall include a detailed statement of receipts and sources thereof, including a schedule of tenants, rents paid, area occupied, and a detailed statement of expense showing taxes, insurance, cost of all maintenance and replacement and other costs of operation of said mortgaged property, such figures to be certified by an independent certified public accountant as required by and satisfactory to the Mortgagee.

AND IT IS AGREED by and between the said parties that upon any default being made in the payment of principal or of the interest on the said Note, or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the said Mortgagee, its successors or assigns, although the period for the payment thereof may not then have expired.

AND IT IS AGREED, by and between the said parties, that the Mortgagor does hereby assign, set over and transfer unto the said Mortgagee, its successors and assigns, all rents and profits accruing from the premises hereinabove set forth as additional security for the mortgage indebtedness, reserving to the Mortgagor, however, so long as the Mortgagor is not in default hereunder, the right to receive and retain such rents and profits, and if at any time any part of said debt, interest, insurance premiums or taxes shall be due and unpaid, said Mortgagee may (provided the premises hereinabove described are occupied by a tenant or