

covenants and warranties herein contained shall run with the fee simple estate hereby conveyed; that Mortgagor shall pay all other sums secured hereby promptly as the same shall become due; and shall perform and comply with all agreements, conditions, covenants, provisions and stipulations of the Note, the Mortgage and the Loan Agreement.

PROVIDED ALWAYS that if Mortgagor shall pay unto Mortgagee the sums of money mentioned in the Note in the manner as therein specified and shall pay all other sums provided to be paid by this Mortgage and the Loan Agreement, and shall observe, perform, comply with and abide by each and every the stipulations, agreements, terms, conditions and covenants of the Note, the Mortgage and the Loan Agreement, then this Mortgage and the estate hereby created shall cease and be null and void; otherwise to remain in full force and virtue. And the Mortgagor does hereby covenant and agree with the Mortgagee, as follows:

ARTICLE I

FIRST: PAYMENT OF INDEBTEDNESS AND PERFORMANCE. The Mortgagor shall pay the Note according to the tenor thereof and in the event of the passage of any regulation, subsequent to the date hereof, in any manner changing or modifying the laws now in force governing the taxation of debts secured by mortgages or the manner of collecting taxes so as to affect adversely the Mortgagee, the Mortgagor will promptly pay any such tax; if the Mortgagor fails to make such prompt payment or if any such state, federal, municipal