

any of mortgagor's covenants or obligations under said lease. Upon receipt by mortgagee from the landlord under said lease of any written notice of default by the tenants thereunder, mortgagee may rely thereon and take any action as aforesaid to cure such default even though the existence of such default or the nature thereof be questioned or denied by mortgagors or by any party on behalf of mortgagors. Mortgagors hereby expressly grant to mortgagee, and agree that mortgagee shall have, the absolute and immediate right to enter in and upon the mortgaged premises or any part thereof to such extent and as often as mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or to cure any such default by mortgagors. Mortgagee may pay and expend such sums of money as mortgagee in its sole discretion deems necessary for any such purpose, and mortgagors hereby agree to pay to mortgagee, immediately and without demand, all such sums so paid and expended by mortgagee, together with interest thereon from the date of each such payment at the rate of 5½% per annum. All sums so paid and expended by mortgagee, and the interest thereon, shall be added to and be secured by the lien of this mortgage.

Mortgagors further covenant and agree:

(i) That they will not surrender their leasehold estate and interest hereinabove described, nor terminate or cancel said lease, and that they will not without the express written consent of mortgagee modify, change, supplement, alter or amend said lease, either orally or in writing, and as further security for the repayment of the indebtedness secured hereby and for the performance of the covenants herein and in said lease contained, mortgagors hereby assign to mortgagee all of their rights, privileges and prerogatives as tenants under said lease to terminate, cancel, modify, change, supplement, alter or amend said lease, and any such termination, cancellation, modification, change, supplement, alteration or amendment of said lease without the prior written consent thereto by mortgagee shall be void and of no force and effect. As further security to mortgagee, mortgagors do hereby deposit with mortgagee their lessees' original of said lease and all amendments thereto to be retained by mortgagee until all indebtedness secured hereby is fully paid. So long as