

Covenants of the Mortgagor. Better to secure the payment of the debt evidenced by the Notes as aforesaid, the Mortgagor does hereby covenant and agree with the Mortgagee, as follows:

1. Title to the Property. The Mortgagor warrants generally the land and premises hereby conveyed and further warrants that it is the owner and is lawfully seized and possessed of the Property free and clear of all liens, defects and encumbrances, except the Lease and as set forth in Schedule A, and has good title, full power and lawful authority to mortgage and convey the same to the Mortgagee and to assign the Lease to the Mortgagee in the manner and form herein done or intended. The Mortgagor has and will preserve indefeasible title to the Property and does hereby and will forever warrant and defend the same to the Mortgagee against the claims of all persons and parties whomsoever. The Mortgagor will at its cost, without expense to the Mortgagee, do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered all and every such further acts, deeds, indentures, deeds of trust, conveyances, mortgages, assignments, transfers and assurances in the law as the Mortgagee shall require for the better assuring, conveying, mortgaging, assigning and confirming unto the Mortgagee the Property hereby mortgaged or conveyed, or intended so to be, and unto the Mortgagee the Mortgagor's right, title and interest in the Lease hereby assigned, or intended so to be, or which the Mortgagor may be or may hereafter become bound to mortgage, convey or assign.

2. Payment of the Note. The Mortgagor will punctually pay or cause to be paid the principal, interest, deferred interest and premium, if any, to become due in respect of the Notes at the times and place and in the manner specified therein in any coin or currency of the United States of America which at the time of payment shall be legal tender for the payment of public and private debts.

3. Lease to Lessee. At all times the Property shall be leased to the Lessee, or a corporation succeeding thereto by merger, consolidation or acquisition of its assets substantially as an entirety, under the Lease, provided that the Lease may be assigned by the Lessee and the Property may be subleased, in each case as provided in the Lease, on condition that the Lessee remains obligated thereunder to the same extent as though no assignment or sublease had been made. The Mortgagor will perform or cause to be performed punctually all obligations, covenants and agreements to be performed by it or any lessor under the Lease, strictly in accordance with its terms, and will at all times do all things necessary to compel performance by the Lessee of all obligations, covenants and agreements by it to be performed under the Lease. The Mortgagor will at all times maintain or cause to be maintained the validity and effectiveness of the Assignment of Lease and Agreement, dated as of June 1, 1964 (herein termed the Assignment) among the Mortgagor, the Lessee and the Mortgagee and of the assignment hereby made and will take no action or permit any action to be taken by others which will release the Lessee from its obligations