

of money as mortgagee in its sole discretion deems necessary for any such purpose, and mortgagor hereby agrees 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 six and one-half (6 1/2%) per centum 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.

Mortgagor further covenants and agrees:

(i) That it will neither surrender its aforesaid leasehold estate and interest referred to hereinabove, nor terminate or cancel the aforesaid lease, and that it will not, without the express written consent of mortgagee, modify, change, supplement, alter or amend the aforesaid lease, either orally or in writing; and as further security for the repayment of the indebtedness hereby secured and for the performance of the covenants set forth herein and in the aforesaid lease, mortgagor, as Lessee thereunder, hereby assigns to mortgagee all of its rights, privileges and prerogatives to terminate, cancel, modify, change, supplement, alter or amend same, and any such termination, cancellation, modification, change, supplement, alteration or amendment thereof without the prior written consent of mortgagee shall be null and void and of no force and effect. So long as mortgagor is not in breach of or in default under any of the covenants and agreements to be performed by it as set forth herein and as set forth in the aforesaid lease, mortgagee shall have no right to terminate, cancel, modify, change, supplement, alter or amend the aforesaid lease.

(ii) That no release or forbearance of any of mortgagor's obligations under the terms and provisions of the aforesaid lease shall