

8. Recordation, etc. The Mortgagor at its expense will at all times cause this Mortgage and any amendment or modification hereof or supplement hereto to be recorded, registered and filed and to be kept recorded, registered and filed in such manner and in such places, and will pay all such recording, registration, filing or other taxes, fees and other charges, and will comply with all such statutes and regulations, as may be required by law in order to establish, preserve and protect the lien of this Mortgage on all real property and interests therein included in the Trust Estate (including, without limitation, any such property or interests acquired after the execution hereof) and the rights of the Mortgagee and of the holder of the Note hereunder. If requested by the Mortgagee, but not more than once in each calendar year, the Mortgagor at its expense will furnish to the Mortgagee an opinion of counsel, satisfactory to the Mortgagee, specifying the action taken by the Mortgagor to comply with this section since the date of this Mortgage or the date of the most recent opinion of counsel furnished to the Mortgagee pursuant to this section, as the case may be, or stating that no such action is necessary.

9. The Leases. 9.1. Compliance With and Enforcement of Leases. The Mortgagor will at all times (a) comply with all of the terms of the Leases to be complied with on the part of the Mortgagor, and (b) diligently enforce all of the terms of the Leases and take all such action to that end as from time to time may be requested by the Mortgagee. If the Lessee under any of the Leases shall fail to comply with any term of Articles 4, 7, 8, 9, 10, 12, 15, 17 or 28 of any one of the Leases required to be complied with by the Lessee thereunder, the Mortgagor forthwith will