

(b) The Mortgagor shall not take out separate insurance concurrent in form or contributing in the event of loss with that required to be maintained under this Section 1.09, unless the Mortgagee is included thereon as a named insured with loss payable to the Mortgagee under a standard mortgage endorsement of the character above described. The Mortgagor shall immediately notify the Mortgagee whenever any such separate insurance is taken out and shall promptly deliver to the Mortgagee the policy or policies of such insurance.

SECTION 1.10. If the Mortgagor shall fail to perform any of the covenants contained in Section 1.01, 1.03, 1.07, 1.08, 1.09, 1.12 or 1.15, the Mortgagee may make advances to perform the same in its behalf, and all sums so advanced shall be a lien upon the Mortgaged Property and shall be secured hereby. The Mortgagor will repay on demand all sums so advanced on its behalf with interest at the Involuntary Rate. The provisions of this Section 1.10 shall not prevent any default in the observance of any covenant contained in said Section 1.01, 1.03, 1.07, 1.08, 1.09, 1.12 or 1.15 from constituting an Event of Default.

SECTION 1.11. (a) The Mortgagor will keep adequate records and books of account in accordance with generally accepted accounting principles and will permit the Mortgagee, by its agents, accountants and attorneys, to visit and inspect the Premises and examine its records and books of account and to discuss its affairs, finances and accounts with the officers of the Mortgagor, at such reasonable times as may be requested by the Mortgagee.

(b) The Mortgagor and the Guarantor, if any, will deliver to the Mortgagee with reasonable promptness after the close of their respective fiscal years a balance sheet and statement of profit and loss setting forth in each case, in comparative form, figures for the preceding year and, during the Construction Period, shall deliver such statements for each quarter of their respective fiscal years without, however, setting forth comparative figures. Throughout the term of this Mortgage, the Mortgagor, and Guarantor, if any, with reasonable promptness, will deliver to the Mortgagee such other information with respect to the Mortgagor or Guarantor, if any, as the Mortgagee may reasonably