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application, in whole or in part, of any such law, ordinance, rule, order, regulation or requirement if (i) neither the Mortgaged Property, nor any part thereof, nor its interest therein, will be in danger of being sold, forfeited, terminated, cancelled or lost, (ii) Mortgagor shall have established on its books adequate reserves with respect thereto, and (iii) Mortgagor shall have furnished such security as may be required in the proceedings or as may be reasonably requested by Mortgagee.

3.2 Impositions. Duly pay and discharge, or cause to be paid and discharged, not later than the due date thereof, all taxes, assessments, fees and other governmental charges (and any interest or costs with respect thereto) and all charges for any easement or agreement maintained for the benefit of the Mortgaged Property, general and special, ordinary and extraordinary, foreseen and unforeseen, of any kind and nature whatsoever, that at any time prior to or after the execution of this Mortgage may be assessed, levied, or imposed upon, the Mortgaged Property or the rent or income received therefrom, or any use or occupancy thereof (hereinafter called Impositions); and furnish to Mortgagee at least 10 days before delinquency, receipts (or copies thereof) of the appropriate taxing or other authority, or other evidence reasonably satisfactory to Mortgagee, evidencing the payment of all Impositions, or if in the event Mortgagor fails to furnish receipts in accordance with the above then upon the request of Mortgagee deposit monthly with