

may expend such sums of money as it, in its sole discretion, deems necessary for any such purpose, and mortgagors hereby agree to pay to mortgagee, immediately upon demand, all sums so expended by the mortgagee, together with interest thereon from the date of each such payment at the rate as provided in the note referred to herein. All sums so expended by the mortgagee, and the interest thereon, shall be added to and secured by the lien of this instrument.

That the mortgagors will promptly and fully keep, perform and comply with all the terms, provisions covenants and conditions imposed upon the mortgagors under any assignment of any lease or leases of the premises executed by the mortgagors as assignors, and given to mortgagee as assignee, as additional security for the payment of the indebtedness secured hereby and any other agreement given by mortgagor to the mortgagee as additional security for the payment of such indebtedness. In the event that the mortgagors suffer or permit to occur any breach or default under the provisions of any such assignment of lease or leases of the premises or any other agreement given as additional security and such default shall continue for ten (10) days, such breach or default shall constitute a default under this mortgage and at the option of the mortgagee, and without notice to the mortgagors, all unpaid indebtedness secured by this mortgage shall become due and payable as in the case of any other default.

5. That no part of the premises, including, but not limited to, any buildings, structures, parking lots, driveways, landscape scheme, or other ground improvements, equipment or other property now or hereafter conveyed as security by or pursuant to this mortgage, shall be removed, demolished or materially altered without the prior written consent of the mortgagee.

6. That the mortgagors will keep the premises in as good order and condition as they will be when completed and will not