

upon foreclosure of this mortgage, all amounts then held in trust as security deposits under all leases of the Mortgaged Property, together with all deposits theretofore made by the mortgagor with any utility company and all insurance claims and rights to refunds of insurance premiums which the mortgagor may then own in respect to the property hereby mortgaged.

28. As used in this Mortgage, unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, the word "mortgage" shall also mean "mortgage deed", the word "mortgagor" shall mean "mortgagor and/or any subsequent owner or owners of the Mortgaged Property", the word "mortgagee" shall mean "mortgagee or any subsequent holder or holders of this mortgage", the word "note" shall mean "note secured by this mortgage", the word "person" shall mean "an individual, corporation, partnership or unincorporated association", the word "premises" (as hereinbefore described as "Mortgaged Property") shall include the real estate hereinbefore described, together with all equipment, condemnation awards and any other rights or property interests at any time made subject to the lien of this mortgage by the terms hereof, and pronouns of any gender shall include the other genders, and either the singular or plural shall include the other.

29. This mortgage cannot be changed except by an agreement in writing, signed by the party against whom enforcement of the change is sought and recorded in such office as may be designated under the applicable recording statutes for filing or recording of mortgages or similar instruments.

30. At any time within 10 days after notice and demand by mortgagee the mortgagor will allow the mortgagee (at its sole expense) to have access to the books and records of the mortgagor for examination by the mortgagee or its duly authorized representative for the purpose of obtaining therefrom such information as the mortgagee may reasonably require. Said examination conducted by the mortgagee or its duly authorized representative shall be conducted during normal business hours. Mortgagor shall provide convenient facilities for such examination.

31. (a) Mortgagor shall promptly comply with all present and future laws, ordinances, orders, rules, regulations and requirements of all federal, state and municipal governments, courts, departments, commissions, boards and officers, any national or local Board of Fire Underwriters, or any other body exercising functions similar to those of any of the foregoing, ordinary as well as extraordinary, which may be applicable to the Mortgaged Property and the sidewalks and curbs adjoining the Mortgaged Property or to the use or manner of use of the Mortgaged Property, whether or not such law, ordinance, order, rule, regulation or requirement shall necessitate structural changes or improvements.