

by each tenant, the current monthly rental paid by each tenant, the last rental collected, the remaining term of each lease, and the security or other deposits held on account of each tenant. Mortgagor does hereby agree to place all security, pet, key and other deposits given by tenants, in a bank escrow account, written notice of which shall be given to Mortgagee, and to hold such deposits in said account. In the event of a foreclosure of this mortgage or if a deed to the Premises should be given in lieu of foreclosure, the purchaser of the Premises shall succeed to all rights of Mortgagor in and to all security and other deposits held by Mortgagor on account of tenants, and Mortgagor does hereby agree to pay over to such purchaser all of such deposits immediately following the foreclosure of this mortgage or the execution of a deed in lieu thereof.

6. FURTHER INSTRUMENTS. Mortgagor shall execute and deliver (and pay the costs of preparation and recording thereof) to Mortgagee and to any subsequent holder from time to time, upon demand, any further instrument or instruments, including, but not limited to, mortgages, security agreements, financing statements, assignments and renewal and substitution notes, so as to reaffirm, to correct or to perfect the evidence of the obligation hereby secured and the legal security title of Mortgagee to all or any part of the Premises intended to be hereby conveyed, whether now conveyed, later substituted for, or acquired subsequent to the date of this mortgage and extensions or modifications thereof. Mortgagor, upon request, made either personally or by mail, shall certify by a writing, duly acknowledged, to Mortgagee or to any proposed assignee of this mortgage, the amount of principal and interest then owing on the Secured Indebtedness and whether or not any offsets or defenses exist against the Secured Indebtedness, within six (6) days in case the request is made personally, or within ten (10) days after the mailing of such request in the case the request is made by mail.

7. CONDEMNATION. Notwithstanding any taking of any property herein conveyed and agreed to be conveyed, by eminent domain, alteration of the grade of any street or other injury to, or decrease in value of, the Premises by any public or quasi-public authority or corporation, Mortgagor

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