

all such sums so paid and expended by Mortgagee together with interest thereon from the date of each such payment at the rate of ten percent (10 ) per annum. All sums so paid and expended by Mortgagee, and the interest thereon, shall be added to and be secured by the lien of this Mortgage.

Mortgagor further covenants and agrees:

(i) That it will exercise options to renew the lease in a timely manner as necessary and will not surrender its leasehold estate and interest hereinabove described, nor terminate or cancel said lease, and that it will not without the express written consent of Mortgagee modify, change, supplement, alter or amend said lease either orally or in writing, and as further security for the repayment of the indebtedness secured hereby and for the performance of the covenants herein and in said lease contained, Mortgagor hereby assigns to Mortgagee all of its rights, privileges and prerogatives as tenant under said lease to terminate, cancel, modify, change, supplement, renew, alter or amend said lease, and any such termination, cancellation, modification, change, supplement, failure to renew, alteration or amendment of said lease without the prior written consent thereto by Mortgagee shall be void and of no force and effect. As further security to Mortgagee, Mortgagor does hereby deposit with Mortgagee its Lessee's original of said lease and all amendments thereto to be retained by Mortgagee until all indebtedness secured hereby is fully paid. So long as there is no breach of or default under any of the covenants or agreements herein contained to be performed by Mortgagor, or in the performance by Mortgagor of any of the terms, covenants and conditions in said lease contained, Mortgagee shall have no right to terminate, cancel, modify, change, supplement, alter or amend said lease.

(ii) That no release or forbearance of any of Mortgagor's obligations under said lease, pursuant to said lease or otherwise, shall release Mortgagor from any of its obligations under this Mortgage, including its obligations with respect to the payment of rent as provided for in said lease and the performance of all of the terms, provisions, covenants, conditions and agreements contained in said lease, to be kept, performed and complied with by the tenant therein.

(iii) That unless Mortgagee shall otherwise expressly consent in writing, the fee title to the property demised by said lease and the leasehold estate

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