

rights, titles, liens and security interests herein created or intended to be created and protect the rights, remedies, powers and privileges of Mortgagee hereunder.

5. Payment of Indebtedness.

Mortgagor will pay all of the Indebtedness and perform all its covenants and obligations in accordance with the terms thereof and hereof.

6. Recordation.

Mortgagor will cause this Mortgage and every additional instrument which shall be executed supplemental or amendatory hereto or pursuant to the provisions hereof, forthwith upon execution, to be filed and recorded as a deed to secure debt (and financing statement, at Mortgagee's option) in such manner as may, in the opinion of Mortgagee, be required to preserve and protect the lien of this Mortgage, and will, to the extent permitted by law, pay any taxes or costs due upon such recording and filing, and will punctually and fully comply with the requirements of any and every mortgage recording tax law or other law, affecting the due recording and filing of this Mortgage or of such additional instruments.

7. Maintenance and Protection.

Mortgagor covenants that so long as any of the Indebtedness remains outstanding, Mortgagor (i) will not commit or permit any waste on the Mortgaged Premises; (ii) will maintain, preserve and keep the Mortgaged Premises in good repair and first-class condition, subject to normal wear and tear; (iii) will from