

such notice received by Mortgagor from the landlord or lessor under the Lease to be delivered to Agent;

(e) Mortgagor will promptly notify the Agent in writing of any request made by either party to the Lease for arbitration or appraisal proceedings pursuant to the Lease and of the institution of any arbitration or appraisal proceedings, as well as all proceedings thereunder, and will promptly have the right to designate and appoint the arbitrator or appraiser to be appointed by Mortgagor and to participate in such arbitration or appraisal proceedings in association with Mortgagor or on its own behalf as an interested party and Agent shall be given prompt notice of any decision of such arbitrator or appraiser;

(f) Mortgagor will not, without the prior written consent of the Agent, terminate, amend, modify, extend, renew, cancel or surrender or agree to any termination, amendment, modification, extension, renewal, cancellation or surrender of the Lease in a manner which would detrimentally affect Mortgagees' security hereunder or materially increase Mortgagor's financial obligations under the Lease;

(g) Mortgagor will, within 15 days after written demand from Agent, use its best efforts to obtain from the landlord or lessor under the Lease and deliver to Agent a certificate stating that such Lease is in full force and effect and is unmodified, that no notice of default or termination has been served on the tenant or lessee thereunder, the date to which the rent and other sums payable by tenant or lessee under the Lease have been paid and whether or not there are any defaults thereunder and specifying the nature of such defaults, if any;

(h) Mortgagor will furnish to Agent, within 15 days after demand, proof satisfactory to Agent of payment of all items which are required to be paid by Mortgagor pursuant to the Lease;

(i) Mortgagor shall not waive, excuse or release, or consent to any waiver, excuse or release of, any provision of the Lease or consent to the subordination

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