

Lessee shall not be in default under this Lease, be apportioned between Lessor and Lessee as of the expiration of such term. Lessee will furnish to Lessor and to each holder of any mortgage on the Leased Property, for inspection, within 30 days after the date when any Imposition (unless being contested in conformity with section 17) would become delinquent, official receipts of the appropriate taxing authority, or other proof satisfactory to Lessor or such mortgagee, as the case may be, evidencing the payment of such Imposition.

11. Compliance with Legal and Insurance Requirements, etc. Subject to section 18 relating to contests, Lessee at his expense will promptly comply with all Legal Requirements and Insurance Requirements, whether or not compliance therewith shall require structural changes in the Leased Building, will procure and maintain all permits, licenses and other authorizations required for any use of the Leased Property, or any part thereof then being made, and for the lawful and proper installation, operation and maintenance of all equipment and appliances necessary or appropriate for the operation and maintenance of the Leased Property, and will comply with any former instruments of record affecting the Leased Property or any part thereof at the time in force.

12. Condition of Leased Building. Lessee is fully familiar with the physical condition of the Leased Property. Lessor has made no representations as to the condition of the Leased Building or the fitness or availability of the Leased Property for any particular use, and Lessor shall not be liable for any latent or patent defect therein.

13. Repairs, etc. Lessee at his expense will maintain and operate the Leased Building as a first-class garden apartment complex and will keep the Leased Property and the sidewalks, curbs, vaults and vault space, if any adjoining the Leased Property in good and clean order and condition, and will make all necessary or appropriate repairs, replacements, renewals and betterments thereof, interior and exterior, structural and non-structural, ordinary and extraordinary, and foreseen and unforeseen.

14. Shoring, etc. Lessee at his expense will do or cause others to do all shoring of foundations and walls of the Leased Building or of the ground adjacent thereto, and every other act, necessary or appropriate for the safety and preservation thereof by reason of or in connection with any excavation or other building operation upon the Leased Property or any adjoining property, whether or not the owner of the Leased Property shall, by any Legal Requirement, be required to take such action or be liable for failure to do so.

15. Replacement of Building Equipment. Lessee may, from time to time, so long as he shall not be in default under this Lease, remove and dispose of any equipment in the Leased Building, provided that (except as to Lessee's Equipment) Lessee

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