

(b) Grantor will use its best efforts to procure Leases in addition to the Existing Leases, subject to the limitations hereinafter contained.

(c) Grantor shall negotiate for leases and the renewal of leases, conduct all negotiations with tenants, and shall arrange for such advertising as it may consider fit, proper or desirable for the successful renting of space in the Improvements. In all cases, the Grantor shall always give priority to the renting of space in the Improvements over, and Grantor shall not induce tenants therein to move to, space located in any developments managed, owned or controlled by Grantor in the vicinity of the Land.

(d) Grantor shall use its best efforts to collect rent as and when it shall become due and payable from tenants and shall take such steps as may be necessary or desirable to enforce the prompt payment and collection thereof.

(e) Grantor shall employ, supervise, direct, discharge and compensate (including payment of any and all payroll taxes) such employees as may be necessary for the proper maintenance and operation of the Improvements. It is expressly understood that all such employees shall be employees of Grantor and not employees of Grantee.

(f) Grantor shall purchase all fuel and utility services, including, but not limited to, water, gas, electricity, telephone services or other commodities or services necessary for the common areas of the Property and shall pay prior to delinquency of all charges for such utilities, commodities or services. Grantor shall purchase all such other supplies as are necessary for the operation of the Property and shall contract for or undertake the making of landlord-required improvements and necessary repairs and the performance of other necessary work in, at or about the Property. Grantor shall cause to be performed and completed all repairs, maintenance and restorations of the Improvements and Related Items, including, but not limited to, janitorial and maintenance services relating to the common areas and the repair and restoration of all loss and damage, and shall keep and maintain said Improvements and Related Items (including without limitation, the roof), together with all parking areas, sidewalks, stairways, alleys and passages surrounding the same, in good, orderly, clean, safe and sanitary repair and condition. Subject to the rights of holders of deeds of trust or mortgages encumbering the Property, all proceeds of casualty insurance policies shall be applied towards restoration of the Improvements. In the event such holders permit insurance proceeds to be used for restoration, Grantor shall complete and pay for restoration of the Improvements following any damage or destruction. Notwithstanding anything herein to the contrary, Grantor shall not be required to make any replacement of any portions of the Property required by the effects of ordinary wear and tear thereon, except to the extent set forth in Paragraph 10(b) of the Purchase Agreement.

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