

be governed by Paragraph 6 hereof) related to the Property which extend beyond the Term which are not terminable upon 60 days' notice, except that Grantor may enter into normal and customary agreements with public utilities.

(k) Grantor shall promptly and faithfully report to the Owner any material condition, circumstance, or event occurring with respect to the Property which may require the Owner's attention.

(l) Grantor shall at all times keep proper, complete and current books and records, in form reasonably acceptable to Owner, of all elements of the management, operation, and leasing of the Property, including without limitation records of all receipts and expenditures, true copies of all correspondence, leases and other agreements with tenants and records relating to taxes, insurance, maintenance, repairs, capital improvements and services. All such books and records shall be kept at Grantor's principal place of business or such other locations as Owner may agree, separate and apart from any other books and records maintained by Grantor. Such books and records may be inspected or copied by Owner or its agent, in whole or in part, at no expense to Grantor, at any time and from time to time during reasonable business hours, upon reasonable notice.

(m) Grantor shall make payment of all business taxes imposed in connection with the Property or the operation thereof, and all taxes and assessments of every kind or description assessed against the Property whether general, special, ordinary or extraordinary, including, but without limiting the generality of the foregoing, assessments for streets, sidewalks, sewers, lights and other improvements and general and special state, county, and city taxes which are or may be owing to or assessed, levied or imposed by any governmental authority during or with respect to the terms of this Agreement or any part thereof and upon the Property or any part thereof. Grantor shall obtain statements for ad valorem property taxes and assessments against the Property and transmit copies thereof, together with proof of payment, to Owner promptly upon receipt thereof by Grantor.

(n) Grantor shall make, do and perform any and all other acts and things relating to the management, upkeep and operation of the Property as are customarily performed by owners of like properties, including without limitation, but subject to the limitations otherwise contained in this Paragraph 5, the payment of all expenses incident to, arising from and relating to the operation of the Property. In addition, on or before the tenth day of each month following a month during the Term, Grantor shall furnish to Owner detailed monthly statements of the income and expenses related to the Property for the preceding calendar month, in form and with such information as Owner shall reasonably require.

6. Ownership and Approval of Leases. It is hereby agreed that all Leases with respect to the Property, whether now existing or hereafter made, including the Existing Leases, are being conveyed to Grantee pursuant to this Deed subject to the reservation herein contained. Accordingly, Grantor hereby agrees that it will enter into no other Leases with respect to the Property without the written consent of Owner, which will not unreasonably be withheld.

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