

3. The Mortgagor will not cause or permit any building or improvement upon the mortgaged premises to be removed, demolished or structurally altered, in whole or in part, or any fixture or article of personal property covered by this Mortgage to be removed or destroyed, without the prior written consent of the Mortgagee. The Mortgagor will not abandon said premises or cause or permit any waste to the buildings, improvements, fixtures or articles of personal property covered by this Mortgage and will at all times maintain them in a reasonably good condition, and will comply, and use its best efforts to cause all occupants of said premises to comply, with all laws and ordinances relating to the maintenance or use of said premises and with all requirements, orders and notices of violation thereof issued by any governmental department. The Mortgagor will pay all license fees and similar municipal charges for the use of vaults or other areas now or hereafter used in connection with said premises and will not, unless so required by any governmental agency having jurisdiction, discontinue such use without the prior written consent of the Mortgagee.

4. The Mortgagee, in any action to foreclose this Mortgage, shall be entitled to the appointment of a receiver of the rents and profits of said premises, which receiver may enter upon and take possession of the property subject to this Mortgage or any part thereof and do and perform such reasonable acts of repair or protection as may be reasonably