

3. Mortgagor shall commit or suffer no waste upon the Property at any time; shall comply with, or cause to be complied with, all statutes, regulations, ordinances and requirements of any governmental or other authority relating to the Property; shall comply at all times with covenants and restrictions in any manner affecting said Property; shall do or permit to be done to the Property nothing that will alter or change the use and character thereof nor use or permit the Property or any part thereof to be used for an illegal purpose; shall repair and rebuild any part of the Property damaged; shall do nothing in any way to impair or weaken the security of this Mortgage; and the Mortgagor shall do all other acts which by reason of the character or use of the Property may be reasonably necessary to maintain the Property in a state of good repair and condition. To assure that the Property is being so maintained, the Mortgagee shall have the right to inspect the Property at all reasonable times during the term hereof. In case of the refusal, neglect or inability of Mortgagor to repair and maintain the Property, Mortgagee may, at its option, make such repairs or cause the same to be made, and advance monies in that behalf and the amount of such advances shall be added to the Indebtedness.

4. No Property now or hereafter covered by the lien of this Mortgage shall be removed, demolished or materially altered, nor shall any additional buildings be constructed on the Property, nor shall any other improvements be constructed that reduce the number of parking spaces, without the prior written consent of Mortgagee; provided, however, that nothing contained herein shall prohibit the removal of fixtures and replacements thereof with articles of like kind and quality.

RECORD

4328 RV-2