

the Note, and shall well and truly abide by and comply with each and every covenant and condition set forth herein or in the Note, or in any other document evidencing or securing the subject loan, then these presents and the estate hereby granted shall cease, determine, and be of no further force or effect.

AND the Mortgagor covenants with the Mortgagee as follows:

1. To keep the Property, including all buildings and other improvements, fixtures, and other property owned or hereafter acquired by Mortgagor thereon in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner, and according to all laws and ordinances applicable, any building or other improvements which may be constructed, damaged, or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws, ordinances, rules, or regulations of the federal, state, or local government or any department, agency, or instrumentality thereof affecting the Property or requiring any alterations, improvements, repairs, or maintenance to be made thereon; not to commit or permit waste thereof; not to commit, suffer, or permit any act within the control of HMA upon the Property in violation of law or of any covenants, conditions, or restrictions affecting such Property; to do all other acts which from the character or use of the Property may be reasonably necessary, in accord with the reasonable standards practiced by others engaged in similar operations, the specific enumerations herein not excluding the general; not to do or to permit to be done anything in connection with the Property which would constitute a nuisance or which might injuriously affect the marketability of the title to the Property.

2. (a) At all times to provide and maintain in force (i) a