

## MORTGAGOR COVENANTS AND AGREES THAT:

1. Mortgagor will pay the principal, interest and any other amounts required by the Note, at the times and in the manner therein provided.
2. Mortgagor will maintain the Property in good condition and repair and will not commit or suffer any waste thereof. Mortgagor will comply with, or cause to be complied with, all statutes, ordinances, regulations, or requirements of any governmental authority relating to the Property, and will promptly repair, restore, replace, or rebuild any part of the Property now or hereafter subject to the lien of this mortgage which may be damaged or destroyed by any casualty or as the result of any proceeding, eminent domain or condemnation. None of the Property shall be removed, demolished or substantially or structurally altered in any respect without the prior written consent of Mortgagee except as may be permitted to tenants under the terms of written leases approval by Mortgage. Mortgagee, and any person authorized by Mortgagee, shall have the right to enter upon and inspect the Property at all reasonable times.
3. The Mortgagor will promptly pay when due all taxes, liens, judgments or assessments now or hereafter lawfully levied against the Property, or upon the interest of the Mortgagee in the Property, and will promptly deliver to the Mortgagee, at its request, upon ten days notice, the official receipt or receipts evidencing such payment; and the Mortgagor further covenants that if he fails to pay such taxes, liens, judgments or assessments promptly when due, the Mortgagee may at its option pay such taxes, liens, judgments or assessments, in which event the sums so paid shall become immediately due and be a part of the indebtedness secured hereby, and bear interest at the rate of ten (10) per cent per annum. If the Mortgagee exercises its option to pay such levy or assessment the Mortgagor hereby agrees that the receipts of the proper officers or persons representing the taxing authority shall be conclusive evidence as between the Mortgagor and Mortgagee as to the amount of such payments and the validity of such levy or assessment.
4. Mortgagor will, at its own expense, procure, deliver to and maintain for the benefit of Mortgagee, policies of insurance upon the Property providing the following insurance coverages, in some company or