

5. MAINTENANCE AND REPAIR OF MORTGAGED PROPERTY: The Mortgagor will maintain the Improvements and the Fixtures in reasonably good condition at all times, make all necessary repairs thereto and replacements thereof, permit the Mortgagee and its representatives to enter the Mortgaged Property at reasonable times to inspect the same and promptly comply with any reasonable request of the Mortgagee relating to the repair of the Improvements or the repair or replacement of the Fixtures. If, at any time after the occurrence of any "Event of Default" hereunder, the management or maintenance of the Mortgaged Property shall be reasonably determined by the Mortgagee to be unsatisfactory, the Mortgagor agrees to employ, for the duration of such default, as managing agent of the Mortgaged Property, any person from time to time designated by the Mortgagee.

6. COMPLIANCE WITH LAWS AND ORDINANCES: The Mortgagor will comply, and will cause all tenants, sub-tenants and occupants of the Mortgaged Property to comply, in all material respects, with all laws and ordinances relating to the use or occupancy of the Mortgaged Property and all requirements, orders and notices of violation thereof issued by any governmental agency having jurisdiction.

7. IMPOSITIONS: The Mortgagor will pay and discharge all "Impositions" (as hereafter defined) as and when the same become due and payable and before any fine, penalty, interest or cost may be added thereto or become due or be imposed by operation of law for the nonpayment thereof. If, by law, any Imposition for local or municipal improvements is payable, or at the election of the taxpayer may be paid, in installments, the Mortgagor will pay such Imposition (and accrued interest on the unpaid portion thereof) in installments as the same becomes due and payable and before any fine, penalty, additional interest or cost may be added thereto or become due or be imposed by operation of law for the nonpayment thereof. Not more than 10 days after the date when any Imposition would become delinquent, the Mortgagor will deliver to the Mortgagee official receipts of the appropriate taxing authority, or other proof reasonably satisfactory to the Mortgagee, evidencing payment thereof. The certificate, advice, notice or bill of the appropriate officials authorized or designated by law to make or issue the same or to receive payment of any Imposition shall be prima facie evidence that such Imposition is due and unpaid at the

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