

which may be damaged or destroyed by any casualty whatsoever or which may be affected by any proceeding of the character referred to in Article 17 herein. The Mortgagor shall complete and pay for, within a reasonable time, any structure at any time in the process of construction on the premises; and the Mortgagor shall not initiate, join in or consent to any change in any private restrictive covenant, or private restrictions (except those contained in occupancy leases), limiting or defining the uses which may be made of the premises or any part thereof, without the written consent of the Mortgagee.

8. The Mortgagee and any persons authorized by the Mortgagee shall have the right to enter and inspect the premises at all reasonable times, and the Mortgagor shall effect whatever repairs or replacements Mortgagee may require to maintain said premises in good repair.

9. The Mortgagor shall not collect rent more than thirty (30) days in advance of its due date under any and all leases for any part of the premises, without the approval of the Mortgagee herein in writing; and in the event such approval is given, the Mortgagor agrees to deposit said rents with the Mortgagee. Any and all Tenant's Security Deposits in excess of an amount equal to one month's rent under any and all leases for any part of the premises shall be deposited and pledged so that they cannot be used by the Mortgagor without the consent of the Mortgagee, and in the event of foreclosure of this mortgage, these deposits shall be transferred to the Mortgagee if title is acquired by