

not a deficiency judgment on this Mortgage or the Note shall have been sought or recovered, and to the extent of reasonable attorneys' fees, costs and disbursements incurred by the Lender in connection with the collection of such award or proceeds.

1.06 Care of Premises

(a) The Borrower will keep the buildings, parking areas, roads and walkways, recreational facilities, landscaping and all other improvements of any kind now or hereafter erected on the Land or any part thereof in good condition and repair, will not commit or suffer any waste and will not do or suffer to be done anything which would or could increase the risk of fire or other hazard to the Premises or any part thereof or which would or could result in the cancellation of any insurance policy carried with respect to the Premises.

(b) The Borrower will not remove, demolish or alter the structural character of any improvement located on the Land without the written consent of the Lender, which consent shall not be unreasonably withheld. The Borrower shall not remove or permit to be removed from the Land any item or items referred to in Paragraph (b) on the first page of this Mortgage, which are or may hereafter be in any way attached or affixed to the land or to any improvement or improvements thereon.

(c) If the Premises or any part thereof is damaged by fire or other cause, the Borrower will give immediate written notice thereof to the Lender.

(d) The Lender or its representative is hereby authorized to enter upon and inspect the Premises at any time during normal business hours.

(e) The Borrower will promptly comply with all present and future laws, ordinances, rules and regulations of any governmental authority affecting the Premises or any part thereof.