

called the "Impositions"), and to provide within ten (10) days after payment, the original or a photostatic copy of the official receipt evidencing payment thereof or other proof of payment satisfactory to Mortgagee.

3. GOVERNMENT REGULATIONS

Mortgagor will promptly comply with, or cause compliance with, all present and future laws, ordinances, rules, regulations and other requirements of all governmental authorities having or claiming jurisdiction of or with respect to the Mortgaged Property or any portion thereof or the use thereof.

4. MAINTENANCE AND REPAIRS

Mortgagor will keep and maintain, or cause to be kept and maintained, the Mortgaged Property (including all buildings and improvements thereon and the sidewalks, plazas, and curbs abutting the same) in good order and condition and in a rentable and tenantable state of repair, and will make or cause to be made, as and when the same shall become necessary, all structural and nonstructural, exterior and interior, ordinary and extraordinary, foreseen and unforeseen repairs and all maintenance necessary to the end, and, without limiting the generality of the foregoing, to suffer no waste to any of the Real Property. All repairs and maintenance required of Mortgagor shall be, in the reasonable opinion of Mortgagee, of first-class quality. Mortgagor shall have the right, at any time and from time to time, to remove and dispose of any Building Equipment which may have become obsolete or unfit for use or which is no longer useful in the operation of any building or improvements, provided Mortgagor promptly replaces any such Building Equipment so removed or disposed of with other equipment and fixtures, free of any security interest, liens or claims, which new equipment or fixtures shall not necessarily be of the same character, but shall be of at least equal usefulness and quality as the Building Equipment disposed of.

5. ALTERATIONS

Mortgagor will not, and will not suffer or permit, any building or improvements on the Real Property or, subject to the provisions of the foregoing Paragraph 4, to be removed or demolished or, to be changed or altered materially without the prior written consent of Mortgagee to the proposed action as well as Mortgagee's prior written consent to the plans and specifications relating thereto and to the arrangements for payment and obtaining lien waivers.