

valuable. The Mortgagor shall comply with all statutes, ordinances and requirements of any governmental authority relating to the Property or any part thereof or the Mortgagor's operations thereat. The Mortgagee may, at any time and from time to time, cause an inspection to be made of the Property by its representatives, and such representatives shall be permitted reasonable access to the Property and every part thereof. If any such inspection shows the reasonable need of restoration, repairs or maintenance and the Mortgagee makes demand therefor, the Mortgagor shall proceed within 15 days after such demand has been made to effect such restoration, repairs and maintenance and shall expeditiously complete the same in a good and workmanlike manner to the satisfaction of the Mortgagee.

3. To pay all taxes, assessments and public charges already levied or assessed or that may hereafter be levied or assessed upon or against said land and premises herein conveyed, when due and payable according to law, before they become delinquent, and before any interest or penalty shall attach.

4. Should the Mortgagor fail to make payment of any taxes, assessments or public charges before they become