

(b) The Mortgagor will not construct, install, remove, demolish or alter the design or structural character of any building, fixture or chattel on the Mortgaged Property without the prior written consent of the Mortgagee.

(c) If the Mortgaged Property or any part thereof is damaged by fire or any other cause, the Mortgagor will give immediate written notice of the same to the Mortgagee, and, if required by Mortgagee pursuant to paragraph Fourth of Article I hereof, promptly repair, restore or replace the same to its prior condition whether or not the insurance proceeds therefor are sufficient for the purpose.

(d) The Mortgagee or its representatives is hereby authorized to enter upon and inspect the Mortgaged Property at any time during normal business hours.

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

FIFTH: FURTHER ASSURANCES. At any time, and from time to time, upon request by the Mortgagee, the Mortgagor will make, execute and deliver or cause to be made, executed and delivered to the Mortgagee any and all other further instruments, certificates and other documents as may, in the opinion of the Mortgagee, be necessary or desirable in order to effectuate, complete, enlarge or perfect or to continue and preserve the obligation of the Mortgagor

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