

DJH/61/jab  
4/12/84

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requirements of all governmental authorities having or claiming jurisdiction of or with respect to the Property or any portion thereof or the use or occupation thereof.

3.4 To keep and maintain, or cause to be kept and maintained, the Property (including all improvements thereon and the sidewalks, sewers, and curbs) in good order and condition and will make or cause to be made, as and when the same shall become necessary, all structural and non-structural, ordinary and extraordinary repairs and all maintenance necessary to that end. Furthermore, and without limiting the generality of the foregoing, Mortgagor will suffer no waste. All repairs and maintenance required of Mortgagor shall be done in a good and workmanlike manner.

3.5 That it will not remove or demolish, or suffer or permit others to remove or demolish, any improvements once installed or placed on the Property or, subject to the provisions of Paragraph 3.4 on maintenance and repair, cause or permit such improvements to be materially changed or altered 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. Mortgagor agrees not to institute or cause to be instituted any proceedings which would change the permitted use of the Property from that use as presently zoned. Mortgagor shall not file a declaration of condominium without the prior written consent of Mortgagee nor once filed with such consent thereafter alter or amend said declaration of condominium without the written consent of Mortgagee, such consent not to be unreasonably withheld.

3.6 Mortgagor covenants and agrees that it will at all times keep all improvements, if any, including fixtures and all personal property used or useful in the operation of the

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