

authorities whatsoever having jurisdiction of or relating to all or any part of the Property and the sidewalks, curbs and alleys adjoining or abutting the Premises and the condition, repair, maintenance, use and occupation thereof, non-compliance with which shall adversely affect the security of this Mortgage; and the Mortgagor shall promptly make, or cause to be made, all changes, alterations and improvements necessary to comply with all such present and future laws, statutes, ordinances, rules, regulations and other requirements.

- (b) The Mortgagor shall promptly perform and observe, or cause to be performed and observed, all of the terms, covenants and conditions of all instruments of record affecting the Property, non-compliance with which shall adversely affect the security of this Mortgage, or shall impose any duty or obligation upon the Mortgagor or any tenant or other occupant of the Property, or any part thereof, and the Mortgagor shall do or cause to be done all things necessary to preserve intact and unimpaired any and all easements, appurtenances and other interests and rights in favor of or constituting any portion of the Property.
- (c) The Mortgagor shall not use or permit the use of the Property in any manner which would tend to impair the value of the Property or increase the risk of fire or other casualty in any material respect. The Mortgagor agrees that no security agreement, conditional bill of sale or chattel Mortgage shall be made or filed against the Building Equipment nor shall any mortgage (other than this Mortgage) be filed against the property without the prior consent of the Mortgagee and if at any time there