

covenants that so long as this Mortgage remains in effect, it shall not create, permit or suffer to exist any liens or encumbrances upon the Project, except for Permitted Encumbrances. The Industry further covenants not to permit any tangible personal property that is part of the Granted Estate to be removed from the Premises, unless such property has been removed from the Project pursuant to the terms and provisions of the Loan Agreement and not to transfer, assign or otherwise dispose of any portion of the Granted Estate except pursuant to the terms of the Loan Agreement. The Industry hereby permits Mortgagee or its representatives at all reasonable times to examine any portion of the Granted Estate.

The Industry further covenants that during the term hereof it will not, without the prior written consent of Mortgagee, further encumber the Project by the incurring of any additional debt with respect thereto.

IT IS AGREED in the Loan Agreement that the Industry shall keep the mortgaged real and personal property insured against loss and damage from fire and extended coverage hazards and shall maintain general public liability insurance and certain other insurance on the mortgaged real and personal property for the benefit of the said Mortgagee.

AND IT IS FURTHER AGREED, in the event of other insurance and contribution between the insurers, that the insurance

