

leased from all liability with respect to such deposits and the Mortgagor shall look solely to the assignee in reference thereto. The provisions of the preceding sentence shall apply to each and every assignment or transfer of such deposits to a new assignee.

11. Maintenance and Alterations. (a) The Mortgagor shall put, keep and maintain the Premises, the Buildings and the Building Equipment and the sidewalks, curbs and alleys adjoining or abutting the same in good and lawful order, condition and repair, and the Mortgagor shall make or cause to be made, as and when the same shall become necessary, all structural and non-structural repairs, whether exterior or interior, ordinary or extraordinary, foreseen or unforeseen, in a good and workmanlike manner so that the business carried on may be properly and advantageously conducted at all times in accordance with prudent business management. The Mortgagor shall not commit or suffer any waste or abandonment of the Premises, the Buildings or the Building Equipment and shall not demolish or remove or permit the demolition or removal of the Buildings or the Building Equipment, or any part thereof, without the prior written consent of the Mortgagee in each instance.

(b) The Mortgagor shall not: (i) make any alterations to all or any part of the Buildings or the Building Equipment if such alterations will materially decrease the value or utility of the Property or any part thereof, or if