

rules, regulations, directions and other requirements of all governmental authorities whatsoever, and of all departments, boards, bureaus, and officers thereof, having or claiming jurisdiction of or with respect to the Mortgaged Property or any part thereof, or the use, occupation or condition of the Mortgaged Property, and will make or cause to be made all repairs, replacements, alterations, improvements and additions, structural and non-structural, foreseen and unforeseen, ordinary and extraordinary, which may now or hereafter be required any such governmental authority, or by any department, board, bureau or officer thereof.

11. (a) Mortgagor shall keep and maintain or have maintained at all times full, true and accurate books, records and accounts, adequate to reflect correctly the results of the operation of the Mortgaged Property, including any services, equipment or furnishings provided in connection with such operation. The Mortgagee shall have the right from time to time at all times during normal business hours to examine such books, records and accounts at the office of Mortgagor or other person or entity maintaining such books, records and accounts and to make such copies or extracts therefrom as the Mortgagee may desire. Mortgagor will furnish to the Mortgagee within ninety (90) days after the end of each calendar year a balance sheet and an income and expense statement as to the Mortgaged Property, both in detail satisfactory to the Mortgagee, prepared and, if required by the Mortgagee, certified by a Certified Public Accountant. Said statements shall include a list of tenants and subtenants indicating the portion of the Mortgaged Property rented,