

SECTION 1.15. Mortgagor will not commit any waste at or with respect to the Mortgaged Property nor will Mortgagor do or fail to do anything which will in any way increase the risk of fire or other hazard to the Premises or to any part thereof. Mortgagor will, at all times, maintain the Improvements in good order and condition and will promptly make, from time to time, all repairs, renewals, replacements, additions and improvements in connection therewith which are needful or desirable to such end. Improvements shall not be removed, demolished or materially altered, nor shall any Chattels be removed without the prior written consent of Mortgagee, provided, however, that if there shall not have occurred an Event of Default or Prospective Event of Default Mortgagor may make appropriate replacements, free of superior title, liens and claims, provided such replacements are immediately made and are of value at least equal to the value of the Improvements or Chattels removed.

SECTION 1.16. Mortgagor will immediately upon obtaining knowledge of the institution of any proceeding for the condemnation of the Mortgaged Property or any portion thereof notify Mortgagee of the pendency of such proceeding. Mortgagee may participate in any such proceeding and Mortgagor from time to time will deliver to Mortgagee all instruments requested by it to permit such participation. In the event of such condemnation proceedings, the award or compensation payable is hereby assigned to and shall be paid to Mortgagee. Mortgagee shall be under no obligation to question the amount of any such award or compensation and may accept the same in the amount in which the same shall be paid, but shall have no right to bind Mortgagor or to