

shall be secured by the lien hereof. Nothing contained in this numbered Paragraph shall be construed as requiring the Mortgagee to advance or spend money for any of the purposes mentioned in this numbered Paragraph.

6. CARE OF PROPERTY. That the Mortgagor shall: (a) permit, commit, or suffer no waste, impairment, or deterioration of the Premises or any part thereof and shall take all necessary steps to prevent same; (b) permit, commit or suffer no mining, drilling, removal of sand, gravel, loam, or other materials, or excavations in, on or under the Premises, except excavations incident to construction of improvements on the Premises; (c) keep the buildings and other improvements now or hereafter constituting a part of the Premises in as nearly as possible the same order and condition or repair as they now are or as they may be when placed upon the Premises, normal wear and tear excepted; (d) do not permit to be done to the Premises anything that will in any respect impair or weaken the security of this Mortgage in the opinion of the Mortgagee; and (e) comply with, or cause to be complied with, all statutes, ordinances, regulations, and requirements of any governmental authority affecting the Premises or any part thereof or affecting the operation thereof; and (f) not change the purposes for which the Premises are used without the prior consent of Mortgagee which consent shall not be unreasonably withheld. The Mortgagor shall promptly repair, restore, replace, or rebuild any part of the Premises, now or hereafter existing, which may be damaged or destroyed by fire or other casualty or which may be affected by any eminent domain proceedings or other governmental taking, but only to the extent that any insurance proceeds or condemnation awards resulting from such events have not been applied to the reduction of the indebtedness hereby secured. If any work required under this numbered Paragraph shall involve an estimated expenditure exceeding Ten Thousand and No/100 Dollars (\$10,000.00), no such work shall be

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