

same. The Mortgagor covenants and agrees to advise the Mortgagee promptly of any claim which may be made by the lessee to the effect that the Mortgagor is in default, and the Mortgagor further agrees to provide the Mortgagee promptly with a copy of any notice, whether of default or otherwise, which may be served upon him by the lessee.

4. To keep the buildings and other improvements on the mortgaged property in good condition and repair, to manage, operate and maintain the premises in accordance with generally accepted standards pertaining thereto, to permit no waste and not to allow any part of said building and other improvements to be torn down, removed from the premises or materially altered without the prior written consent of the Mortgagee.

5. To pay before the date they become delinquent all taxes, assessments and other charges of whatever nature which are now or shall hereafter be levied or assessed or which may become a lien upon or against the said premises or the improvements thereon or any part thereof, or upon or against this mortgage or the indebtedness secured hereby. The Mortgagor will also pay and discharge any and all other taxes, assessments or other governmental charges which may be levied or assessed against him or his properties or in respect to his income, in each case before the same become delinquent and before penalties accrue thereon, unless and to the extent that the same are being contested in good faith and by appropriate proceedings.

Monthly deposits of 1/12th of the annual real estate taxes, if any, as estimated by the Mortgagee will be accumulated