

AND the Mortgagor covenants with the Mortgagee as follows:

1. To keep all buildings and other improvements, fixtures, and other property owned or hereafter acquired by Mortgagor situate upon or constituting part of the land described in Exhibit "A" hereof in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner, and according to all laws and ordinances applicable, any building or other improvements situate thereon which may be constructed, damaged, or destroyed thereon and owned or hereafter acquired by Mortgagor and to pay when due all claims for labor performed and materials furnished therefor; provided, however, Mortgagor's responsibility in connection with the covenants contained in the preceding language of this paragraph shall not exceed the obligations imposed on Mortgagor in connection with such undertakings under the Shopping Center Agreements; to comply with all laws, ordinances, rules, or regulations of the federal, state, or local government or any department, agency, or instrumentality thereof affecting the land described in Exhibit "A" hereof or requiring any alterations, improvements, repairs, or maintenance to be made thereon; not to commit or permit waste thereof; not to commit, suffer, or permit any act within the control of HMA upon the land described in Exhibit "A" hereof in violation of law or of any covenants, conditions, or restrictions affecting the land described in Exhibit "A" hereof; to do all other acts which from the character or use of the land described in Exhibit "A" hereof may be reasonably necessary, in accord with the reasonable standards practiced by others engaged in similar operations, the specific enumerations herein not excluding the general; not to do or to permit to be done anything in connection with the land described in Exhibit "A" hereof which would constitute a nuisance or which

0.686

4328 RV-2