

all such compensation awards and damages shall after payment of Mortgagee's costs and expenses be disbursed subject to the provisions of Paragraph 1.03(c) hereof and in the same manner as set out therein.

Wherever in this Mortgage the term "City Project" or "City Property" is used, same shall mean the City Project or City Land, as the case may be, after completion of improvements thereon and acceptance of possession thereof by Mortgagor.

1.07 Care of Premises.

(a) Mortgagor will keep the buildings, parking areas, roads and walkways, recreational facilities, landscaping and all other improvements of any kind now or hereafter erected on the Land and upon the City Property or any part thereof in good condition and repair, will not commit or suffer any waste and will not do or suffer to be done anything which would or could increase the risk of fire or other hazard to the Premises or City Project or any other part thereof or which would or could result in the cancellation of any insurance policy carried with respect to the Premises or City Project.

(b) Mortgagor will not remove, demolish or alter the structural character of any improvement located on the Land or City Property without the written consent of Mortgagee.

(c) If the Premises, or City Project, or any part of either, or both, are damaged by fire or other cause, Mortgagor will give immediate written notice thereof to Mortgagee.

(d) Mortgagee or its representative is hereby authorized to enter upon and inspect the Premises and City Project at any time during normal business hours.

(e) Mortgagor will promptly comply with all present and future laws, ordinances, rules and regulations of any governmental authority affecting the Premises and City Project or any part thereof.