

time to time make all needful and proper repairs and renewals, replacements and substitutions, so that at all times the efficiency and utility of the Mortgaged Premises shall be fully preserved and maintained; (iv) will discharge and pay as and when due all taxes and assessments in respect of the Mortgaged Premises and all claims and amounts for labor or services performed and material furnished and will not suffer or permit any lien of mechanics or materialmen (which is not discharged by Mortgagor furnishing the required statutory bond within twenty (20) days), or for taxes and assessments, whether arising by statute or otherwise, to attach to any part of the Mortgaged Premises provided, Mortgagor shall have the right to appeal the imposition of any tax or assessment and, upon request of Mortgagee, will furnish a bond reasonably satisfactory to Mortgagee pending the resolution of such appeal; (v) will not do or suffer to be done any act whereby the value of any part of the Mortgaged Premises may be lessened; (vi) will not permit any other lien or security interest to exist in or on the Mortgaged Premises, or any part thereof, or to be perfected under the Code or otherwise, without the prior written consent of Mortgagee, which consent shall not be unreasonably withheld and shall not be withheld if the holder of a senior mortgage or the Federal Housing Commissioner consents to such a lien or security interest; and (vii) shall make all of the books and records of Mortgagor relating to the Mortgaged Premises available for inspection by Mortgagee upon request.

8. Notice of Proceedings.

Mortgagor shall notify Mortgagee, in writing, promptly of any notice of default under the Senior Note, or the Senior

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