

Premises and will keep the same in good order and condition, and make all necessary repairs thereto, interior and exterior, structural and nonstructural, ordinary and extraordinary, and unforeseen and foreseen. All repairs and maintenance work on the Mortgaged Premises made by Mortgagor shall be done in a good workmanlike manner using materials of first rate quality and class. The necessity for and adequacy of repairs to the buildings and improvements pursuant to this Section 7 hereof shall be measured by the standard which is appropriate for structures of similar construction and class, provided that Mortgagor shall in any event make all repairs necessary to avoid any structural damage or injury to the buildings and improvements and to keep the buildings and improvements in a proper condition for their intended uses.

Mortgagor will permit the Mortgagee and Mortgagee's representatives to enter the Mortgaged Premises at reasonable times to inspect the same. In case of any default under this Section 7, Mortgagee may at its option enter the Mortgaged Premises to protect, restore or repair any part thereof, but Mortgagee shall be under no obligation to do so. Mortgagor will repay to Mortgagee on demand any sums paid by Mortgagee to protect, restore or repair any part of the Mortgaged Premises, with interest thereon, and, until repaid, such sums and interest shall be added to the principal sum secured by this Mortgage.

Throughout the term of this Mortgage, Mortgagor, at its sole cost and expense, shall promptly comply with all present and future laws, ordinances, orders, rules, regulations and requirements of all federal, state and municipal governments, courts, departments, commissions, boards and officers, and national or local Boards of Fire Underwriters, or any other body exercising functions similar to those of any of the foregoing, foreseen or unforeseen, ordinary as well as extraordinary, which may be applicable to the Mortgaged Premises, the maintenance and use thereof, whether or not such law, ordinance, order, rule,

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