

the Premises or any part thereof (collectively referred to herein as the "Impositions"). The Mortgagor may appropriately and in good faith contest any such impositions, provided that it makes whatever provision for the protection of the Premises, including the payment of such Impositions that the Mortgagee may reasonably require. The Impositions are to be construed as due and payable on the date preceding that on which any penalty is added by law and non-payment of such Impositions on the due date shall be construed as a default in this covenant to pay same. Receipts evidencing payment of all Impositions shall be delivered to the Mortgagee at the Mortgagee's request. Nothing herein contained shall be deemed to affect any right or remedy of the Mortgagee. However, the Mortgagee shall have the right (but not be obligated) to pay any such amount and to add the amount so paid to that secured by this Mortgage in which event said amount shall be payable as herein provided.

6. Maintenance and Alterations. The Mortgagor shall put, keep and maintain the Premises, the Building and the Building Equipment and the sidewalks, curbs and alleys adjoining and abutting the same in good and lawful order, condition and repair, and the Mortgagor shall make or cause to be made, as and when the same shall become necessary, all structural and non-structural repairs, whether exterior or interior, ordinary or extraordinary, or foreseen or unforeseen. The Mortgagor shall not commit or suffer any waste of the Premises, the Building or the Building Equipment and shall not demolish or remove or permit the demolition or removal of the Building, the Building Equipment, or any material part thereof, without the prior consent of the Mortgagee in each instance, which consent shall not be unreasonably withheld or unduly delayed.

7. Insurance.

- (a) The Mortgagor shall keep the Building and Building Equipment insured against loss and damage by fire, casualty, and such other hazards as the Mortgagee may reasonably require, and the Mortgagor will also maintain comprehensive public liability