

occupancy, possession, operation, maintenance, alteration, repair or reconstruction of the Improvements, or any part thereof.

(h) Repair. The Mortgagor shall not permit or suffer any waste, impairment or deterioration of the Mortgaged Property or any part thereof, ordinary wear and tear excepted. The Mortgagor shall keep the Mortgaged Property in good order and condition and expeditiously make all necessary or appropriate repairs, replacements and renewals thereof, and additions and betterments and improvements thereto, interior and exterior, structural and non-structural, ordinary and extraordinary, foreseen and unforeseen, and use its best efforts to prevent any act or thing which might impair the value or usefulness of the Mortgaged Property or any part thereof. The Mortgagor shall not do or suffer anything which will materially increase the risk of fire or other hazard to the Mortgaged Property or any part thereof or which would or could result in the cancellation of any insurance policy maintained by the Mortgagor with respect to the Mortgaged Property. The Mortgagor shall not remove, demolish or materially alter all or any part of the Improvements without the prior written consent of the Mortgagee.

(i) Inspection. The Mortgagor will permit the Mortgagee by its representatives at all reasonable times to

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