

reimburse the Mortgagor for the cost of restoration and rebuilding, provided always, that no default has occurred hereunder and is then continuing. Any surplus which may remain out of the reward after payment of such costs of rebuilding or restoration shall, at the option of the Mortgagee, be applied on account of the Wrap Note. The Mortgagor shall in no event be required to spend funds for such repair or implacement in excess of the award or settlement.

Seventh: CARE OF PREMISES.

(a) Mortgagor will keep the improvements now or hereafter erected on the real property portion of the Property in good condition and repair, and will not permit or suffer any waste and will not do or suffer to be done anything which will increase the risk of fire or other hazard to the said premises or any part thereof.

(b) Mortgagor will not remove or demolish or alter the design or structural character of any building, fixture, chattel or other part of the Property without the written consent of Mortgagee.

(c) If the Property, or any part thereof, is damaged by fire, or any other cause, Mortgagor will give immediate written notice of the same to Mortgagee.

(d) Mortgagee, its representatives and agents, are hereby authorized to enter upon and inspect the Property 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 Property, or any part thereof.

(f) If all or any part of the Property shall be damaged by fire or other casualty, Mortgagor will promptly restore the Property to the equivalent of its original condition, and, if a part of the Property shall be damaged through condemnation, Mortgagor will promptly restore, repair, or alter the remaining property in a manner reasonably satisfactory to Mortgagee; provided, however, in no event shall Mortgagor's obligation to repair, restore, or alter hereunder exceed the amount of the net proceeds from insurance, or condemnation, as the case may be, received by Mortgagor.