

become due, all lawful claims and demands of mechanics, materialmen, laborers, and others which, if unpaid, might result in, or permit the creation of, a lien on the Premises or any part thereof, or on the revenues, rents, issues, income and profits arising therefrom, and in general will do or cause to be done everything necessary so that the title to the Premises hereby mortgaged shall be fully preserved and remain unimpaired, at the cost of the Mortgagor, without expense to the Mortgagee.

8. Proper Care and Use. The Mortgagor will not commit any waste on the Premises or do any act which would tend to impair the value of the Premises or the security of this Mortgage, or make any change in the use of the Premises which will in any way increase any ordinary fire or other hazard arising out of construction or operation. The Mortgagor will, at all times, maintain the Improvements in good operating order and condition and will promptly make, from time to time, all repairs, renewals, replacements, additions and improvements in connection therewith which are needful or desirable to such end. After completion of the Improvements, they shall not be removed, demolished or substantially altered, nor shall any Chattels be removed without the prior written consent of the Mortgagee except where appropriate replacements free of superior