

kind and nature whatsoever, general and special, ordinary and extraordinary, foreseen and unforeseen, which shall be assessed, levied, confirmed, imposed or become a lien upon or against the Property or any part thereof, or which shall become payable with respect thereto. Upon demand by the Mortgagee, the Mortgagor will pay the whole of any assessment for local improvement which may be payable in installments, notwithstanding that such installments may not be due and payable at the time of such demand. The Mortgagor shall deliver to the Mortgagee, within twenty (20) days after the due date of each such payment, the original or a photostatic copy of the official receipt evidencing such payment or other proof of payment satisfactory to the Mortgagee.

6. Maintenance and Alterations. (a) The Mortgagor shall put, keep and maintain the Premises, the Building and the Building Equipment and the sidewalks, curbs and alleys adjoining or 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, 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 or, except as permitted pursuant to the terms of the Loan and Security Agreement (the "Loan Agreement"), of