

to pay any such amount and to add the amount so paid to that secured by this Deed of Trust and 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 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, the Building Equipment, or any part thereof, without the prior consent of the Mortgagee in each instance.

7. Insurance. (a) The Mortgagor shall keep the Buildings 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 insurance with respect to the Property. Such insurance shall be written in amounts, with insurers and under forms of policies and for such periods reasonably satisfactory to the Mortgagee, and, except in the case of liability insurance losses thereunder shall be payable to the Mortgagee pursuant to a standard mortgagee clause. The Mortgagor will deliver all original policies and renewals

0.3.5

4328 RV-2