properties the revenues of which are pledged hereunder, in good condition, repair and working order, and from time to time make all necessary renewals, repairs, replacements and alterations to that end.

Section 6.08. Not to Sell or Encumber Property: It will not sell, convey or in any manner transfer title to, or lease, any property constituting part of the facilities the revenues of which are pledged to secure the Bonds, except that whenever the Borrower deems it necessary to dispose of any of the furnishings and equipment within such facilities, it may sell or otherwise dispose of such furnishings and equipment when it has made arrangements to replace the same or provide substitute facilities therefor; that it will not create or suffer to be created any mortgage, pledge, lien or charge upon all or any part of the Project facilities or of any other facilities the revenues of which are pledged to secure the Bonds other than the lien of this Indenture; provided that the Borrower may grant easements, licenses or permits across, over and under said property for such roads, highways, streets, electric, telephones, telegraph or pipe lines as will not adversely affect the use said property by the Borrower.

Section 6.09. To Observe Loan Agreement and Regulations: It will well and truly keep, observe and perform all valid and lawful obligations or regulations now or hereafter imposed on it by contract, or prescribed by any law of the United States, or of the State in which it is situated, or by any officer, board or commission having jurisdiction or control, as a condition of the continued enjoyment of any and every right, privilege or franchise now owned or hereafter acquired by the Borrower, including its right to exist and carry on business as a non-profit corporation, to the end that such contracts, rights and franchises shall be maintained and preserved, and shall not become abandoned, forfeited, or in any manner impaired.

Section 6.10. To Establish Parietal Rules: It shall establish and maintain so long as any of the Bonds are outstanding, such parietal rules, rental rates and charges for the use of the

Project facilities and such other facilities the revenues of which are pledged to the payment of the Bonds as may be necessary to (1) assure maximum occupancy and use of said facilities and (2) provide together with any other funds herein pledged (a) the operating and maintenance expenses of said facilities, (b) the debt service on the Bonds, (c) the required reserve therefor and (d) the Repair and Replacement Reserve where such reserves are required.

Reference is made to resolutions adopted by the Borrower, concurrently with the authorization of this Indenture, establishing initial parietal rules and rates. The Borrower will do all things necessary and reasonable to enforce the provisions of such resolutions, and agrees to amend such resolutions from time to time to render them fully efficient.

Section 6.11. Insurance on Completed Project:

(a) Fire and Extended Coverage: Upon acceptance of the Project from the contractor, or at the time of any prior occupancy thereof, it shall, if such insurance is not already in force, procure Fire and Extended Coverage Insurance on the Project, and upon execution of this Indenture the Borrower shall, if such insurance is not already in force, procure Fire and Extended Coverage Insurance on any other of its buildings, the revenues of which are pledged to the security of the loan hereunder. The foregoing Fire and Extended Coverage Insurance shall be maintained so long as any of the bonds are outstanding and shall be in amounts sufficient to provide for not less than full recovery whenever a loss from perils insured against does not exceed 80 per centum (80%) of the full insurable value of the damaged building.

(b) Boiler Insurance: Upon acceptance of the Project from the contractor, it shall, if such insurance is not already in force, procure and maintain, so long as any of the Bonds are outstanding, Boiler Insurance covering any steam boilers servicing the Project, in a minimum amount of $50,000.