

5. To keep said premises in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof;

6. Not to make, suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act;

7. To comply with all requirements of law with respect to mortgaged premises and the use thereof;

8. Not to make, suffer or permit without the written permission of the Mortgagees being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) any purchase on conditional sale, lease or agreement under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property.

B That in case of failure to perform any of the covenants herein, Mortgagees may do on Mortgagors' behalf everything so covenanted; that said Mortgagees may also do any act they may deem necessary to protect the lien hereof; that Mortgagors will repay upon demand any moneys paid or disbursed by Mortgagees for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness secured by this mortgage with the same priority as the original indebtedness and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagees to inquire into the validity of any lien, encumbrance or claim advancing moneys