

Secured Party

(b) Notwithstanding the provisions of subparagraph (a) of this Paragraph 17 or any other provision of this Lease to the contrary, if requested by Lessee, Lessor will enter into an agreement (commonly known as a "Recognition Agreement") with a Secured Party, provided such Recognition Agreement is on the form approved by the Cooperative Housing Lawyers Group or such other substantially comparable form approved by the counsel to Lessor, which approval may not be unreasonably withheld or delayed and shall be given or deemed given for a Recognition Agreement which is substantially similar to other Recognition Agreements previously signed by Lessor, provided further that Lessor reserves the right to impose conditions on signing the Recognition Agreement such as a restriction on the amount borrowed in connection with such pledge or a reasonable fee for Lessor or Lessor's managing agent or counsel to review such Recognition Agreement. The foregoing provisions are subject to the rights granted a holder of Unsold Shares in the agreement referred to in Paragraph 52 as well as the Cooperative Offering Plan for the Property and a certain separate "master recognition agreement" with the holder of Unsold Shares.

REPAIRS BY THE LESSEE

18. (a) The Lessee shall take possession of the Apartment and its appurtenances and fixtures "as is" as of the commencement of the term hereof. Subject to the provisions of Paragraph 4 above, the Lessee shall keep the interior of the Apartment (including interior walls, floors and ceilings, but excluding windows, window panes, window frames, sashes, sills, entrance and terrace doors, frames and saddles) in good repair, shall do all of the painting and decorating required to his Apartment, including the interior of window frames, sashes and sills, and shall be solely responsible for the maintenance, repair, and replacement of plumbing, gas and heating fixtures and equipment and such refrigerators, dishwashers, removable and through-the-wall air conditioners, washing machines, ranges and other appliances, as may be in the Apartment. Plumbing, gas and heating fixtures as used herein shall include exposed gas, steam and water pipes attached to fixtures, appliances and equipment and the fixtures, appliances and equipment to which they are attached, and any special pipes or equipment which the Lessee may install within the wall or ceiling, or under the floor, but shall not include gas, steam, water or other pipes or conduits within the walls, ceilings or floors or air conditioning or heating equipment which is part of the standard building equipment. The Lessee shall be solely responsible for the maintenance, repair and replacement of all lighting and electrical fixtures, appliances, and equipment, and all meters, fuse boxes or circuit breakers and electrical wiring and conduits from the junction box at the riser into and through the Lessee's Apartment. Any ventilator or air conditioning device which shall be visible from the outside of the Buildings shall at all times be painted by the Lessee in a standard color which the Lessor may select for the Buildings.