

4. The Mortgagor agrees to keep said land and improvements thereon free from all statutory liens of any kind. It is hereby covenanted and agreed that as long as the indebtedness secured by this Mortgage is unsatisfied, no lien shall attach to the premises hereby conveyed, or to any interest therein, in favor of any person or corporation, who shall furnish any material, fixtures, apparatus or machinery, forms or form work used in the process of construction, for the purpose of or in the building, altering, repairing or ornamenting of the improvements thereon, including any sidewalks, nor to any laborers' or other liens. All persons dealing with the Mortgagor, or with the premises conveyed, are chargeable with notice of this stipulation and will be bound thereby.

5. That until all sums secured hereby are paid in full, the Mortgagor will procure and maintain, or cause to be procured and maintained in force, insurance against loss by fire, windstorm and comprehensive, or which is commonly known as fire and extended insurance coverage on all buildings and other structures, now or hereafter erected or located on the said premises herein conveyed for not less than the full insurable value. Provided further that insurance qualifying for the so called 80% co-insurance clause shall be acceptable.

All policies for such insurance shall be in form and issued by companies satisfactory to the Mortgagee, and all such policies shall include as insured the Mortgagee, with loss payable to Mortgagee as its interest may appear (by means of the standard mortgage clause without contribution, if obtainable), and said policies, or appropriate certificates of insurance issued by the respective insurance companies, shall be deposited with the Mortgagee. The Mortgagor agrees to pay, or cause to be paid, the premiums for such insurance when the same fall due, and upon the failure of the Mortgagor to maintain, or cause to be maintained, such insurance and to deliver to Mortgagee such policies or