

insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance Company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

- (4) That it will at all times do or cause to be done all things necessary to preserve and keep in full force and effect its corporate existence, rights, and franchises, and will not attempt to effect any consolidation or merger of the Mortgagor with any other firm or corporation.
- (5) That it will pay to the Mortgagee upon demand all expenses incurred by the Mortgagee for attorneys' fees in connection with this mortgage, related documents, the costs of filing or recording this mortgage and all expenses, including reasonable attorney's fees (10% of the unpaid principal and interest if permitted by law), incident to the enforcement, protection and preservation of any right or claim of the Mortgagee under this Mortgage, the note secured hereby or any other agreements made in connection herewith, and such expenses and attorney's fees shall constitute an additional lien upon the mortgaged premises referred to herein concurrent with and collectible in the same manner as the main indebtedness secured hereby.
- (6) That it will permit the Mortgagee or its appointed agents to go upon the mortgaged premises at any time and without notice for the purpose of inspecting said mortgaged premises.
- (7) That it will comply with all acts, rules, regulations, and orders of any legislative, administrative or judicial body or official applicable to the mortgaged premises or any part thereof, or to the Mortgagor or to