

the hazards covered by the standard extended coverage endorsement

and shall, if necessary to prevent sale, forfeiture or any other loss or damage to the mortgaged premises or to the Mortgagee, pay such tax, assessment or charge or take whatever action is necessary to prevent any sale, forfeiture or loss.

If in the opinion of mortgagee the amounts of fire and ECE insurance are insufficient then upon the demand of mortgagee but not more frequently

3. Mortgagor shall keep all buildings and improvements now or hereafter situated on the premises insured against loss or damage by fire and such other hazards as may be reasonably required by Mortgagee, including, without limitation of the generality of the foregoing, war damage insurance whenever in the opinion of Mortgagee such protection is necessary, in forms, companies and amounts satisfactory to Mortgagee, and with mortgagee clauses attached to all policies in favor of and on forms satisfactory to Mortgagee, and shall deliver all policies to Mortgagee. Not less frequently than once every three years Mortgagor at its expense will furnish Mortgagee with an appraisal of the full insurable value of the premises, made by fire insurance appraisers satisfactory to Mortgagee and fire insurance companies generally. Mortgagor shall also carry public liability insurance protecting Mortgagor (and any tenant or other user of the mortgaged premises) against liability for injuries to persons and property occurring in, on or adjacent to the mortgaged premises, in forms, companies and amounts satisfactory to Mortgagee with the policy or policies evidencing such insurance to contain a 10 day notice of cancellation clause in favor of Mortgagee. Such liability policy or policies or certificates thereof shall be delivered to Mortgagee. Mortgagor shall, until the indebtedness secured hereby is paid in full, furnish Mortgagee at least 10 days prior to the date each coverage required herein would otherwise expire with evidence of the renewal or continuation of such coverage in the form of premium receipts or renewal policies or certificates. In the event the mortgaged premises or any part thereof are at any time leased and the lease or leases have been assigned to Mortgagee as additional security for the payment of indebtedness secured by this mortgage, Mortgagor shall, upon the request of Mortgagee, provide rent insurance payable to Mortgagee in an amount equal to the annual rental payable under such assigned lease or leases plus the lessee's or lessees' approximate annual liability for taxes and insurance as provided in the lease or leases.

a standard policy of insurance issued by a fire or casualty insurance company having a rating of not less than AAA in Bests shall constitute compliance herewith. Limits of \$300,000/\$1,000,000/\$100,000 for public liability insurance shall constitute compliance herewith.

to the extent of mortgagee's interest therein

4. In the event of any damage to or destruction of the premises, covered by any policy or policies of insurance required to be carried by Mortgagor, Mortgagee may in its discretion (and it is hereby authorized to) either settle and adjust any claim under such insurance policies without consent of Mortgagor, or allow Mortgagor to agree with the insurance company or companies on the amount to be paid upon the loss. In either case, the proceeds shall be paid to Mortgagee and Mortgagee is authorized to collect and to give receipts therefor. If (a) Mortgagor or any lessee is obligated to rebuild and restore the damaged or destroyed buildings or improvements under the terms of any lease or leases which are or may be prior to the lien of this mortgage, and (b) such damage or destruction does not result in the cancellation or termination of any such lease, and (c) the insurers do not deny liability with respect to the loss, such proceeds, after deducting therefrom any expenses incurred in the collection thereof, shall be used to reimburse Mortgagor or the lessee (whichever is obligated under the terms of the lease to accomplish the rebuilding and restoration) for the cost of rebuilding and restoring the buildings and improvements on the premises. In all other cases such insurance proceeds may, at the option of Mortgagee, either be applied in reduction of the indebtedness secured hereby, whether or not then due and payable, or be held by Mortgagee and used to reimburse Mortgagor for the cost of the rebuilding and restoration of buildings and improvements on the premises. Following any damage to, or destruction of the buildings

for mortgagee's interest therein

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