

For the consideration aforesaid, Grantor covenants and agrees with Grantee as follows:

1. Grantor will keep all buildings and other insurable property now located or hereafter erected or placed in or on said mortgaged property insured against loss by fire and other hazards, casualties and contingencies, in such amounts and for such periods as may be required by the Grantee. All such insurance shall be carried in companies approved by the Grantee and shall include a provision satisfactory to it making loss payable to Grantee as its interest may appear. Certificates for all policies of insurance shall be delivered to Grantee and Grantor will promptly pay when due all premiums for such insurance. Not less than ten days prior to the expiration of any policy of insurance Grantor will deliver to Grantee certificates for renewal or new policies in like amounts covering the same risks. Should any loss occur to the insured property, Grantor will promptly give notice by mail to Grantee of such loss or damage and will not adjust or settle such loss without Grantee's written consent. Grantee is hereby appointed attorney-in-fact for Grantors to make proof of loss if Grantor fails to do so promptly and to receipt for any sums collected under said policies, which said sums or any part thereof at the option of Grantee may be applied as payment of the indebtedness hereby secured or to the restoration or repair of the mortgaged property so destroyed or damaged. If any insurance losses are paid by check, draft or other instrument payable to Grantor and Grantee jointly, Grantee may endorse Grantor's name thereon and take further steps in behalf of Grantor as are necessary to realize on such instrument. In the event of foreclosure of this mortgage, all right, title and interest of Grantor in and to any insurance policies then in force shall pass to the Grantee who is hereby appointed attorney-in-fact for Grantor to assign and transfer such policies.

2. Grantor will at all times maintain the mortgaged property in good and substantial repair, free from waste or nuisance of any kind; will make all repairs, replacements, improvements and additions which may be necessary to preserve and maintain the mortgaged property; will permit the Grantee, its agents or representatives to inspect the same at any reasonable time; will comply with any reasonable requirements made by Grantee with respect to maintaining and preserving said property, and will establish replacement reserves to Grantee's satisfaction if such repairs, replacements or improvements are not made within 60 days after written notice has been given by Grantee to Grantor specifying the condition requiring maintenance or repair; will comply with all laws, ordinances and regulations affecting said property or its use; will not alter, destroy or remove any of the buildings, improvements or property covered by this mortgage or permit the mortgaged property to be altered, destroyed or removed or used for any purpose other than that for which it is now used or intended without first obtaining Grantee's written permission; will complete in a good workmanship manner any building or improvement which is being or may be constructed or repaired thereon; will pay when due all claims for labor performed and material furnished and will not permit any lien of mechanics or materialmen or any judgment lien to attach to the mortgaged property.

3. Grantor will pay before they become delinquent, all taxes (both general and special), assessments, water rates, sewer service or other governmental or municipal charges, fines or impositions lawfully levied or assessed against the mortgaged property, or any part thereof, or upon the rents, income and profits thereof, so that the lien and priority of this mortgage shall be fully preserved; will promptly at the request of Grantee deliver to Grantee the receipt showing such payment; and will allow no payment of any taxes, assessments or governmental charges by a third party with subrogation attaching; nor permit the mortgaged property or any part thereof to be sold or forfeited for any tax, assessment or governmental charge whatsoever. Grantor shall further pay all taxes which may be levied upon the Grantee's interest in the mortgaged property or which may be levied upon this Mortgage Deed or the debt