

including insurance against fire and all other insurable hazards, with extended coverage, vandalism and malicious mischief insurance, rent or business interruption insurance, war risk insurance if available, public liability insurance, and such other insurance as Mortgagee may require from time to time in such amounts, for such terms and in such companies as are satisfactory to Mortgagee. If said insurance or any part thereof shall expire, or be withdrawn, or become void by breach of any condition thereof by Mortgagor, or become void or unsafe by reason of the failure, or impairment of the capital, of any company in which said insurance may then be, or if for any other reason whatsoever said insurance shall become unsatisfactory to Mortgagee, Mortgagor will immediately effect new insurance on the Mortgaged Property satisfactory to Mortgagee. Mortgagor will pay as they shall grow due all premiums for such insurance and renew each policy and produce to Mortgagee evidence of the payment of the full premium therefor at least twenty (20) days prior to the due date of such premium, and will lodge with Mortgagee, as further security for said indebtedness, all original policies therefor, with standard non-contributory mortgagee clauses attached in favor of and acceptable to Mortgagee.

In event of loss, Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of Mortgagor all necessary proofs of loss, receipts, vouchers, releases and acquittances required by the insurance companies; and Mortgagor agrees to sign, upon request of Mortgagee, all receipts, vouchers and releases for such purpose. Each insurance company is hereby authorized and