

to be maintained under this Article unless Mortgagee is included thereon as a named insured with loss payable to Mortgagee under a standard mortgagee clause acceptable to Mortgagee. Mortgagor shall immediately notify Mortgagee whenever any such separate insurance is taken out and shall promptly deliver to Mortgagee the policy or policies of such insurance.

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 Mortgagor to any insurance policies then in force covering the Mortgaged Property shall pass to Mortgagee or the transferee of the Mortgaged Property.

6. Discharge of Mechanic's Liens. Mortgagor will pay, from time to time when the same shall become due, all lawful claims and demands of mechanics, materialmen, laborers and others which, if unpaid, might result in, or permit the creation of, a lien on the Mortgaged Property or any part thereof, or on the revenues, rents, issues, income and profits arising therefrom, and in general Mortgagor will do or cause to be done everything necessary so that the title to the Mortgaged Property shall be fully preserved and remain unimpaired, at the cost of Mortgagor, without expense to Mortgagee.

7. Proper Care and Use. Mortgagor will maintain the Mortgaged Property, including the Improvements and the Chattels, in good repair, order and condition; will not commit or suffer waste with respect thereto; will not remove from the Realty any of the Improvements or Chattels without having obtained the prior written consent of Mortgagee; will not make, install, or permit