

use or possession thereof (collectively called the "Impositions"). If requested by Mortgagee, Mortgagor will, at least thirty (30) days before the last day upon which they may be paid without penalty or interest, deliver to Mortgagee evidence acceptable to Mortgagee of the payment of all such Impositions. However, if, pursuant to this Mortgage, Mortgagor shall have deposited with Mortgagee before the due date thereof sums sufficient to pay the Impositions, the same shall be paid by Mortgagee.

Mortgagor may in good faith contest, by proper legal proceedings, the validity or amount of any Imposition, provided (a) Mortgagor deposits with Mortgagee as security for payment of such contested Imposition an amount equal to one and one-half (1-1/2) times the contested Imposition; (b) such contest operates to prevent collection, is maintained and prosecuted with diligence and shall not have been terminated or discontinued adversely to Mortgagor; and (c) Mortgagor will pay such contested Imposition and all costs and penalties, if any, and will deliver to Mortgagee evidence acceptable to Mortgagee of such payment at least thirty (30) days before the date the Mortgaged Property or any interest therein may be sold or otherwise transferred by the taxing authorities because of non-payment of said Imposition.

Mortgagor will also provide Mortgagee, within ten (10) days of receipt thereof, copies of all settlements and notices pertaining to the Impositions which may be issued by any governmental authority.

Nothing herein contained shall be deemed to affect any right or remedy of Mortgagee under any provisions of this Mortgage or of any statute or rule of law to pay any Impositions and to add the amount so paid, together with interest at the rate of fifteen percent (15%) per annum (the "Default Rate") to the indebtedness hereby secured.

5. Insurance. Mortgagor will maintain insurance on the Mortgaged Property, including the Improvements and the Chattels, including insurance against fire and all other insurable hazards, with extended coverage, vandalism and malicious mischief insurance, boiler insurance, rent or business interruption insurance, plate glass 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. The amounts of the insurance policies shall all times satisfy any coinsurance requirements thereof. 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)