

in the event that the terms of any policies or renewals of insurance hereunder require Mortgagor to file periodic statements of values or to take any other steps to assure that Mortgagor will not become a co-insurer, then Mortgagor shall promptly make such filings or take such other steps and shall furnish Mortgagee copies of all agreed amount endorsements or similar documents issued with respect to the policies evidencing that Mortgagor will not become a co-insurer.

(c) Not less than ten (10) days prior to the expiration date of each policy of insurance required of Mortgagor pursuant to this Paragraph, and of each policy of insurance held as additional collateral to secure the Note, Mortgagor shall deliver to Mortgagee a renewal policy or policies marked "premium paid" or accompanied by other evidence of payment satisfactory to Mortgagee.

(d) In the event of a foreclosure of this Mortgage, the purchaser of the Premises shall succeed to all the rights of Mortgagor, including any right to unearned premiums, in and to all policies of insurance assigned and delivered to Mortgagee, with respect to all property conveyed and to be conveyed by this Mortgage, pursuant to the provisions of this Paragraph.

(e) If a portion of the contemplated improvements is completed and occupancy of such portion occurs prior to completion of construction, Mortgagor shall cause the Builder's Risk Insurance Policy to be endorsed to acknowledge insurance coverage of the completed and occupied portion together with evidence of continued coverage of the non-completed or unoccupied portions.

5. That in order more fully to protect the security of this Mortgage, the Mortgagor, together with, and in addition to, the monthly interest payments under the terms of the Note secured hereby, on the first day of each month until the said Note is fully paid, will pay to the Mortgagee the following sums:

(a) A sum equal to the premiums that will next become due and payable on policies of fire and other hazard, business interruption, general public liability, and workmen's compensation insurance coverage on the mortgaged property, plus the taxes