

claim, lien, or encumbrance against the Premises and to permit no default or delinquency on any other lien, encumbrance or charge against the Premises.

3. To pay all taxes, stamp tax, or other charge which may be assessed upon this Mortgage, or said Note, or indebtedness secured hereby, without regard to any law, Federal or State, heretofore or hereafter enacted, imposing payment of all or any part thereof upon Mortgagee. In the event of enactment of any law imposing payment of all or any portion of any such taxes upon Mortgagee, or the rendering by any court of last resort of a decision that the undertaking by Mortgagor, as herein provided, to pay such tax or taxes is legally inoperative, then, unless Mortgagor nevertheless pays such taxes, all sums hereby secured, without any deduction, shall at the option of Mortgagee become immediately due and payable, notwithstanding anything contained herein or any law heretofore or hereafter enacted.

4. Mortgagor shall provide, maintain, and deliver to Mortgagee policies of fire and such other insurance as Mortgagee may from time to time require in companies, form, and amounts satisfactory to Mortgagee upon the buildings and improvements now or hereafter situate on the Premises, and shall assign and deliver to Mortgagee with satisfactory mortgage clauses all insurance policies of any kind or in any amount now or hereafter issued upon the Premises. Mortgagor shall give immediate notice in writing to Mortgagee of any loss or damage to the Premises caused by any casualty. Full power is hereby conferred on Mortgagee to settle and compromise claims under all policies and to demand, receive and receipt for all moneys becoming payable thereunder and to assign absolutely all policies to any endorsee of the Note or to the grantee of the Premises in the