

IN CONSIDERATION OF THE PREMISES, the mortgagor covenants and agrees with the mortgagee as follows:

1. That the mortgagor will fully and faithfully perform the Obligations.
2. (a) That the mortgagor will keep the buildings on the premises and the equipment insured or cause the same to be insured for the benefit of the mortgagee against loss or damage by fire, lightning, flood, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, vehicles and smoke and (as, when and to the extent insurance against war risks is obtainable from the United States of America or an agency thereof) against war risks, all in amounts approved by the mortgagee not exceeding 100% of full insurable value, and when and to the extent required by the mortgagee, against any other risk insured against by persons operating like properties in the locality of the premises; that all insurance herein provided for shall be in form and companies satisfactory to the mortgagee; that, regardless of the types or amounts of insurance required and approved by the mortgagee, the mortgagor will assign and deliver to the mortgagee all policies of insurance which insure against any loss or damage to the premises, as collateral and further security for the payment of the money secured by this mortgage, with loss payable to the mortgagee pursuant to the Standard or other mortgagee clause, without contribution, satisfactory to the mortgagee; that if the mortgagor defaults in so insuring the premises or in so assigning and delivering the policies, the mortgagee may, at