

and does not thereby place the Mortgaged Property in jeopardy of a lien or forfeiture.

(c) Nothing in this Section 1.07 shall require the payment or discharge of any obligation imposed upon Mortgagor by this Section so long as Mortgagor shall in good faith and at its own expense contest, or cause to be contested, the same or the validity thereof by appropriate legal proceeding which shall operate to prevent the collection thereof or other realization thereon and the sale, forfeiture or loss of the Premises or any part thereof to satisfy the same; provided that during such contest Mortgagor shall, at the option of Mortgagee, provide security in form and amounts satisfactory to Mortgagee, assuring the discharge of Mortgagor's obligation hereunder and of any additional charge, penalty or expense arising from or incurred as a result of such contest; and provided further, that if at any time payment of any obligation imposed upon Mortgagor by subparagraph (a) hereof shall become necessary to prevent the delivery of a tax deed conveying the Mortgaged Property or any portion thereof because of non-payment, then Mortgagee may, without any liability to Mortgagor whatsoever, apply such security to the payment of the same, or otherwise pay the same, in sufficient time to prevent the delivery of such tax deed.

SECTION 1.08. (a) Mortgagor will keep, or cause to be kept, the Improvements and Chattels insured for the full insurable value thereof against loss by fire, lightning, wind-storm, hail, explosion, aircraft, smoke damage, vehicle damage and other risks from time to time included under "extended coverage" policies and such other risks as Mortgagee may require. Such insurance shall be written by companies of recognized