

any such taxes or assessments when they become due, together with all penalties and costs, then and in that event the Trustee shall have the right to pay said taxes and assessments and penalties and costs and reimburse itself upon this mortgage for the sum so paid, with interest thereon from the date of payment.

5. That the Mortgagor, its successors or assigns, shall keep the buildings upon the above described mortgaged premises insured against loss by fire and windstorm by comprehensive coverage, the amount of insurance carried being at all times at least equal to 100% of the value of the property, secured by this mortgage, outstanding and unpaid together with accrued interest thereon, the form of the policy and the underwriting company to be approved by the Trustee herein; and the Mortgagor shall deliver the policy to the Trustee with evidence that the premium therefore has been fully paid, and the said policy shall have affixed to it a standard mortgage clause showing the interest of the Trustee in the mortgaged premises. If at any time the provisions of this paragraph are in any respect violated, the Trustee shall have the rights as they would have in the event of a default, as set forth above, and they shall have the further rights to pay the premiums of insurance and reimburse itself for said premiums and interest as if said premiums and interest were part of the mortgage debts.

6. That in the event any action is instituted by the Trustee for the collection of the debt secured hereby under the provisions hereof, or as provided herein, the Trustee shall recover from the Mortgagor all costs of said action, including a reasonable fee for Trustee's attorneys.

7. That if the said Mortgagor, its successors or assigns, shall well and truly pay, or cause to be paid, the several bonds hereinabove described, according to the tenor and effect of the said bonds and of each and every one of them and fully perform all the covenants of this mortgage, then in such case, the rights, title, and interest and demands of said Trustee, its successors in said trust and assigns, shall immediately thereupon cease, and this mortgage shall be thenceforth null and void.

8. It is covenanted and agreed that the Mortgagor may issue additional bonds of equal priority to those herein secured, provided said bonds are issued in accordance with Section IX and Section XI of the Trust Indenture of even date.

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