

Grantor shall pay all taxes, stamp tax, or other charge which may be assessed upon this instrument, said Note or for the indebtedness secured hereby, without regard to any law, federal or state heretofore or hereafter enacted, imposing payment of all or any part thereof upon Beneficiary. In the event of the passage of any state, federal, municipal or other governmental law, order, rule or regulation, subsequent to the date hereof, in any manner changing or modifying the laws now in force governing the taxation of debts secured by mortgages or the manner of collecting taxes so as to affect adversely Beneficiary, Grantor will promptly pay any such tax. If Grantor fails to make such payment or if any such state, federal, municipal or other governmental law, order, rule or regulation prohibits Grantor from making such payment, then the entire balance of the principal sum secured by this Mortgage and Security Agreement ("Mortgage") and all interest accrued thereon shall become due and payable at the option of the Beneficiary.

Grantor will keep the buildings and other improvements now or hereafter on the premises insured against loss and damage by fire, tornado and windstorm, with extended coverage in an amount not less than the greater of Nine Hundred Eighty-Five Thousand and No/100 Dollars (\$985,000.00) or eighty percent (80%) of the full replacement cost of the property, and against such other hazard as the Beneficiary may reasonably require, including malicious mischief coverage, flood coverage (if the property is in an area which is considered a flood risk area by the U. S. Department of Housing and Urban Development), public liability coverage (\$1,000,000.00 minimum) and other insurance as may be normal and prudent, in amounts satisfactory to Beneficiary if not otherwise specified above, but not less than amounts sufficient to prevent any co-insurance liability of the owner of the property or the Beneficiary, for the benefit of the Beneficiary, with loss, if any, to be made payable in the policy or policies of insurance to the Beneficiary as its interest may appear, the loss payable clauses to be in such form as the Beneficiary may require. All insurance shall be in companies approved by Beneficiary; and originals of the policies and renewals thereof shall, when issued, be immediately delivered to the Beneficiary. The Grantor will deliver the originals of the policies of insurance provided for above, prepaid for one year and meeting the aforesaid requirements, to the Beneficiary on the date of this instrument, and the Grantor will pay all subsequent premiums for said policy as provided in paragraph 2 hereof. In the event of a transfer of the premises, including a transfer by foreclosure or deed in lieu of foreclosure, the Grantor's interest in the insurance policies referred to above shall automatically be transferred to the successor in title to Grantor's interest in the premises. Each of the foregoing insurance policies shall be renewed and evidence thereof submitted to the Beneficiary at least twenty (20) days prior to expiration. The Beneficiary may, at its option, pay any such insurance premiums, taxes, assessments, levies or charges against the premises of which payment, amount and validity thereof the official receipt shall be conclusive evidence; and any amounts so expended shall immediately become debts due by the Grantor, shall bear interest at the same rate of interest payable under the Note secured hereby, and shall be secured by this Mortgage. If the Grantor fails or refuses to keep the premises so insured, the Beneficiary may obtain such insurance without prejudice to its right to foreclose hereunder by reason of such default. In the event of loss, the Grantor will give immediate notice by mail to the Beneficiary, who may make proof of loss if not made promptly by the Grantor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly