

might injuriously affect the marketability of the title thereto.

2. (a) In connection with all improvements now or hereinafter owned or constructed by Mortgagor on the land described in Exhibit "A" hereof at all times to provide and maintain in force (i) a policy or policies of insurance, in builder's risk form during any period of construction thereon, issued by one or more companies satisfactory to Mortgagee and having a rating, unless otherwise agreed to in writing by Mortgagee, of not less than A+;XV in the latest edition of Best's Insurance Reports, insuring against such risks, including, without limitation, fire and extended coverage, loss of use, or rental income, and war risk insurance if available from the United States Government or any agency thereof, as Mortgagee may customarily request from time to time, in form and substance acceptable to Mortgagee and in an amount equal to 100% of the full replacement value of all improvements and (ii) a policy or policies of comprehensive liability insurance and, during any period of construction, contractor's liability and workmen's compensation insurance, in form and substance acceptable to Mortgagee and in such amounts as Mortgagee may from time to time specify in accordance with the Amended Loan Agreement. All such policies of insurance shall contain such appropriate endorsement as Mortgagee may require, naming Mortgagee as loss payee and requiring thirty (30) days written notice to Mortgagee prior to cancellation, lapse of effectiveness or material change in coverage thereof, and such policies or certificates thereof shall be and remain deposited with Mortgagee until such time as the Notes shall have been paid in full in accordance with its terms. In the event that Mortgagor does not deposit with Mortgagee a new policy or certificate of insurance with evidence of payment of premium thereon for at least a twelve-month period at least