

4. Taxes, Assessments and Liens. Borrower shall pay all taxes, assessments, insurance premiums and the like with respect to the Property or any part thereof promptly when due and, if Borrower fails to make any such payment, Lender may, at its sole option, in addition to any other remedies available to it, and without notice or demand to the Borrower, pay the same or any part thereof. Any amounts paid by the Lender in discharge of any taxes, assessments, insurance premiums or the like with respect to the Property or any part thereof shall be a lien on the Property, payable on demand with interest at the rate applicable under the Note from the time of payment of the same by Lender.

Upon request of the Lender, Borrower shall promptly send to Lender notices for and receipts evidencing payment of all taxes, assessments insurance premiums and the like with respect to the Property or any part thereof.

Borrower shall not permit or suffer any mechanic's, laborer's, materialmen's, statutory or other lien which might or could be superior, equal, or inferior to the lien of this Mortgage to be created or to remain a lien upon the Property or any part thereof. If Borrower fails to discharge any such lien, Lender may at its sole option and in addition to any other remedies discharge the same or any part thereof. Any amounts paid by the Lender in discharge of any such liens or any part thereof shall be a lien on the Property payable by Borrower on demand with interest at the rate applicable under the Note from the time of payment of the same by Lender.

Borrower shall not claim, demand or be entitled to receive any credit or credits on the principal or interest payable under the terms of the Note or on any other sums secured hereby, or for taxes, assessments, insurance premiums or the like charges assessed against the Property or any part thereof as are applicable to the indebtedness secured hereby or to Lender's interest in the Property. No deduction shall be claimed from the taxable value of the Property or any part thereof by reason of the Note, this Mortgage or any other instrument securing the Note.

5. Insurance: Extended Coverage, Loss of Rents, Liability. Borrower shall, at its sole expense, keep the Property insured for the benefit of the Lender against loss or damage by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, vehicles, smoke, flood (and when and to the extent insurance against war risks is obtainable from the United States of America or an agency thereof) war risks, hazards included

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