

2.2 Borrower will punctually pay the Loan principal and interest and all other sums secured hereby at the time and place and in the manner specified in the Note.

2.3 Borrower will pay as they become due all taxes, general and special assessments, insurance premiums, permits, inspection fees, license fees and all water and sewer charges against it or the Property, and Borrower, upon request of Lender, will submit to Lender receipts evidencing said payments. Taxes and assessments shall be deemed due on the day prior to the accruing of delinquency charges.

2.4 Borrower covenants to keep the Property insured against loss or damage by fire and the risks embraced within the term "extended coverage" and insured against such other hazards and risks as may be reasonably required by Lender.

2.5 Borrower covenants to maintain or cause to be maintained general accident and public liability insurance against all claims for bodily injury, death or property damage occurring upon, in or about any part of the Property.

2.6 Upon the request of Lender, Borrower shall, at its own cost, keep the rental value of all buildings now or hereafter comprising a part of the Property insured against loss or damage by fire and such other insurable risks, casualties and hazards as Lender may from time to time specify.

2.7 Borrower agrees to deliver to Lender, as additional security hereto, the policies of such insurance as is required by Lender pursuant to Sections 2.4, 2.5 and 2.6 hereof and of any additional insurance which shall be taken out upon the Property while any part of the Loan shall remain unpaid. Renewals of such policies shall be so delivered at least ten (10) days before any such insurance shall expire. The insurance policies are to be for such amounts and from such insurance companies as are satisfactory to Lender.

2.8 To secure the payments of taxes, assessments and insurance premiums referred to in Sections, 2.3, 2.4, 2.5 and 2.6 hereof, and after default by Borrower hereunder upon the request of Lender, Borrower will deposit with Lender, on the due date of each monthly installment to be paid pursuant to the Note, a sum which, in the estimation of Lender, shall be equal to one-twelfth (1/12) of the annual taxes, assessments and insurance premiums. Said deposits will be held by Lender free of interest and free of any liens or claims on the part of creditors of Borrower and are to be used by Lender to pay current taxes, assessments and insurance premiums on the Property as the same accrue and are payable. Said deposits shall not be, nor be deemed to be, trust funds but may be commingled with the general funds of Lender. If said deposits are insufficient to pay the taxes, assessments and insurance premiums in full as the same become payable, Borrower will deposit with Lender such additional sum or sums as may be necessary. In lieu of said deposits, and upon the request of Lender, Borrower shall submit to Lender such receipts and other statements which shall evidence, to the satisfaction of Lender, that said taxes, assessments and insurance premiums have been paid in full.

2.9 Borrower agrees that if it shall fail to pay when due any tax, assessment or charge levied or assessed against the Property or any utility charge, whether public or private, or any insurance premium or if it shall fail to procure the insurance coverage and the delivery of the insurance policies required hereunder, then Lender, at its option, may pay or procure the same. Borrower will reimburse Lender, immediately and without demand, for any sums of money paid by Lender pursuant to this Section, together with interest on each such payment at the rate set forth in the Note and all such sums and interest thereon shall be secured hereby.

2.10 Borrower agrees to execute and deliver to Lender, concurrently with the execution of this Mortgage and upon the request of Lender from time to time hereafter, all financing statements and other documents reasonably required to perfect and maintain the security interests created hereby. Borrower hereby irrevocably (as long as the Loan remains unpaid) makes, constitutes and appoints Lender as the true and lawful attorney of Borrower to sign the name of Borrower on any financing statement, continuation of financing statement or similar document required to perfect or continue such security interest.

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