

the Industry shall furnish the Bank with evidence satisfactory to the latter, that the policy has been renewed or replaced or is no longer required by this Mortgage.

8. Advances by the Bank. In the event the Industry shall fail to maintain the full insurance coverage required by this Mortgage or shall fail to keep the Mortgaged Property in as reasonably safe condition as its operating conditions will permit, or shall fail to keep the Mortgaged Property in good repair and good operating condition, the Bank, after written notice to the Industry of its intent to take such action, may take out the required policies of insurance and pay the premium on the same or make the required repairs, renewals and replacements; and all amounts so advanced therefor by the Bank shall become an additional obligation of the Industry to the Bank, which amounts, together with interest thereon at the Bank's prime rate (as referred to in Section 6.5 of the Loan Agreement, from the date thereof, the Industry agrees to pay.

9. Damage and Destruction. (a) Unless the Project shall be damaged to the extent prescribed by, and the Industry shall elect to exercise its option to terminate the Loan Agreement pursuant to, the provisions of Section 9.1 of the Loan Agreement, if prior to full payment of the Note (or provision for payment thereof having been made in accordance with the provisions of the Note Ordinance) the Mortgaged Property is damaged by fire or other casualty, the Industry shall promptly repair, rebuild or restore the Mortgaged