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thereof or the Building Equipment and shall not permit any lien or encumbrance of any kind to accrue or remain on the premises or any part thereof or the Building Equipment.

6. Mortgagor shall provide, maintain and deliver to Mortgagee policies of fire insurance and such other insurance as Mortgagee may from time to time require, in companies, form and amounts satisfactory to Mortgagee, upon the premises and the Building Equipment, and shall assign and deliver to Mortgagee with satisfactory mortgage clauses all insurance policies, or certificates thereof, of any kind or in any amount now or hereafter issued upon the premises and the Building Equipment. Mortgagor shall give immediate notice in writing to Mortgagee of any loss or damage to the premises or the Building Equipment caused by any casualty. In the event of a default under this mortgage, full power is hereby conferred on Mortgagee to settle and compromise claims under all policies and to demand, receive and receipt for all monies becoming payable thereunder and to assign all policies to any holder or holders of the Indebtedness and other sums secured hereby or to the grantee of the premises in the event of the foreclosure of this mortgage or other transfer of title to the premises in extinguishment of the Indebtedness and other sums secured hereby. In the event of loss under any of the policies of insurance herein referred to, the proceeds of such policy shall be paid by the insurer to Mortgagee which, at its sole and absolute discretion, shall apply the same, wholly or partially, after deducting all costs of collection, including, without limitation, a reasonable attorney's fee, either as a payment on account of such part of the Indebtedness and other sums secured hereby as Mortgagee may elect, without affecting the amount or time for payments of the remaining amount of the Indebtedness and other sums secured hereby, whether or not then due or payable, or toward the alteration, reconstruction, repair, or restoration of the premises, either to the portion thereof by which said loss was sustained or any other portion thereof.

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