

even date herewith between the Mortgagor and the Mortgagee, the Building Equipment, or any part thereof, without the prior consent of the Mortgagee in each instance.

(b) The Mortgagor shall not (i) make any structural alterations or additions to the Building, (ii) make any non-structural alterations or changes in or to the Building involving an estimated cost of more than \$50,000 (as estimated by the Mortgagor's duly licensed architect or engineer in the event that the cost thereof will exceed \$25,000, in which case the estimate shall be delivered to the Mortgagee before the commencement of the work), or (iii) construct any new or additional buildings on the Premises, without the prior consent of the Mortgagee in each instance, and then only upon terms and conditions satisfactory to the Mortgagee.

7. Insurance. (a) The Mortgagor shall provide and keep in force for the benefit of the Mortgagee, with respect to the Building and Building Equipment, insurance against fire and such other casualties and hazards as the Mortgagee shall require from time to time (including, but not limited to, explosion of boilers, heating apparatus and other pressure vessels, flood insurance, war risk insurance when obtainable from the United States government or any agency thereof, and rent insurance). The policies of insurance required by this paragraph 7, shall be in companies, forms and amounts, and for such periods as the Mortgagee shall require from time to time, and shall insure the respective interests