

and consents to such appointment. As used in this paragraph, the term waste shall include all actions or omissions described in this paragraph and in paragraph 5 below.

5. In the event that new buildings and improvements are now being or are to be erected or placed on the Premises and should Mortgagor not complete the construction of said buildings and improvements in accordance with the plans and specifications approved by Mortgagee and with due diligence, or if construction should cease before completion for a period of thirty (30) days, then and in either event the entire Debt (including all interest thereon) shall at once become due and payable, at the option of the Mortgagee. In any of such events, Mortgagee may, at its option, enter into and upon the Premises and complete the construction of said buildings and improvements, and the Mortgagee is hereby given full power and authority to make such entry and to enter into such contracts or arrangements as may be necessary to complete the said buildings and improvements. All monies expended by Mortgagee in connection with such completion of construction shall be added to the Debt and shall be payable by Mortgagor forthwith with interest. Any failure by Mortgagee to complete construction or any such cessation of work or abandonment shall constitute waste. Anything in this paragraph to the contrary notwithstanding, comparable provisions in any loan agreement between the parties hereto shall control the respective rights and obligations of the parties with regard to such construction.

6. Should the Premises or any part thereof require inspection, repair, care or attention of any kind or nature not provided by the Mortgagor, the Mortgagee, being hereby made sole judge of the necessity therefor, may after notice to the Mortgagor, enter or cause entry to be made upon the Premises, and inspect, repair, protect, care for or maintain the Premises as the Mortgagee may deem to be necessary therefor and shall be the sole judge of the amount necessary to be paid and the money so paid shall be added to the Debt and shall be payable by Mortgagor forthwith with interest.

7. The Mortgagor will keep all insurable property mortgaged hereby continuously insured against loss and damage by fire, windstorm or such other hazard as Mortgagee may require. All insurance shall be carried with insurance companies and in amounts and manner approved by the Mortgagee with loss payable clauses in the policies thereof in favor of and in form acceptable to Mortgagee with the insurance money in case of loss or damage made payable to the Mortgagee and each such policy shall further provide that it may not be cancelled without ten (10) days prior written notice thereof, delivered to Mortgagee. The Mortgagor will provide such other forms of insurance as the Mortgagee may require, and deliver as issued to the Mortgagee properly receipted renewals thereof. In the event of loss, Mortgagor will give immediate notice by mail to Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payments for such loss directly to Mortgagee, instead of to Mortgagor and Mortgagee jointly. Mortgagee is authorized to adjust and