

any time required or obligated to pay interest on the principal balance due under the Note at a rate in excess of such maximum rate, the rate of interest under the Note shall be deemed to be immediately reduced to such maximum rate and the interest payable shall be computed at such maximum rate.

6. Mortgagor will keep the improvements, including all personal property or fixtures owned by the Mortgagor, now existing or hereafter erected on the Premises insured as may be reasonably required from time to time by Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by Mortgagee and will pay promptly, when due, any premiums on such insurance. All insurance shall be carried in companies approved by Mortgagee and the policies and renewals thereof shall have attached thereto loss payable clauses in favor of and in form acceptable to Mortgagee (providing for not less than thirty (30) days' notice of cancellation to Mortgagee). In 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 payment for such loss directly to Mortgagee instead of to Mortgagor and Mortgagee jointly. Any and all amounts received by Mortgagee under any of such policies over and above restoration costs may be applied by Mortgagee on the indebtedness secured hereby in such manner as Mortgagee may, in its sole discretion, elect or, at the option of Mortgagee, the entire amount so received or any part thereof may be released. Such insurance policies shall be delivered to and held by Mortgagee. The Mortgagor further covenants to deliver to the Mortgagee at least ten (10) days before the expiration of any such insurance policy, a renewal of such policy or policies, together with official receipts for the payment of the premium thereon. In event of foreclosure of this Mortgage or other transfer of title to the Premises in extinguishment of the indebtedness secured hereby, all right, title and interest of Mortgagee in and to such insurance policies shall become the absolute property of Mortgagee. In case of loss under any such policy of insurance, Mortgagee shall permit Mortgagor to use the net proceeds to fulfill any restoration obligations of Mortgagor under any lease, demising all or part of the Premises and in the event no such obligation exists or if the credit tenants of the shopping center exercise their rights to vacate the