

A. MORTGAGOR'S COVENANTS

Mortgagor, in order more fully to protect the security of this Mortgage, hereby covenants and agrees (and each, all and every of the provisions hereinafter set out shall be deemed to be express agreements and covenants of Mortgagor, well and truly to be kept, the breach of any of which shall give rise to the rights in Mortgagee herein provided) as follows:

A(1) Mortgagor shall neither commit nor suffer to occur any waste upon the Mortgaged Property, but shall at all times make or cause to be made such repairs, maintenance, renewals and replacements, or otherwise, as shall be necessary to maintain the Mortgaged Property and all improvements, fixtures, appurtenances, machinery, equipment and appliances thereon and therein in good repair. Mortgagor shall keep all buildings or improvements now or hereafter on the Mortgaged Property, free of termites, dry rot, fungus, beetles and all other harmful or destructive insects and shall keep all plants, trees and shrubs on the Mortgaged Property neatly pruned and in good condition. Mortgagor shall keep the Mortgaged Property free of rubbish and other unsightly or unhealthful conditions.

A(2) Mortgagor shall promptly, and in good and workmanlike manner, and in conformity with plans and specifications approved by Mortgagee, complete any improvements which may be commenced, and repair and restore any portions of the Mortgaged Property which may be damaged or destroyed. Mortgagor shall pay when due all claims for work performed or materials furnished, or both, on or in connection with the Mortgaged Property or any part thereof, and shall pay, discharge, or cause to be removed, all mechanic's, artisan's, laborer's or materialman's charges, liens, claims of liens or encumbrances upon the Mortgaged Property, whether prior or superior, or inferior, to the lien of this Mortgage. Mortgagor shall comply with all laws, ordinances and regulations now or hereafter enacted affecting the Mortgaged Property or requiring any alterations or improvements to be made. Mortgagor shall not remove, substantially alter, or demolish any building or improvement on or in the Mortgaged Property without Mortgagee's written consent, except as required by law.

A(3) Mortgagor shall provide and maintain policies of fire and extended coverage insurance on the Mortgaged Property in amounts not less than the full insurable value of the insurable improvements, machinery, equipment and appliances installed thereon and therein. All such policies shall be with companies or associations of companies from time to time approved by Mortgagee and shall have standard mortgagee clauses endorsed thereon making losses payable to Mortgagee and shall otherwise be in form and substance satisfactory to Mortgagee. Mortgagor will also, when requested by Mortgagee, provide insurance against flood damage in such amounts and on such policies as may be required under any regulation or law applicable to loans made by Mortgagee, and against any other risk commonly insured against by persons owning like properties in the locality of the Mortgaged Property. Mortgagor shall assign and deliver any and all policies of insurance to Mortgagee or shall provide Mortgagee with certificates of such insurance coverage that shall be irrevocable without thirty (30) days' prior notice to Mortgagee and not subject to material modification without Mortgagee's prior written approval. At least fifteen (15) days before expiration of such policies, Mortgagor shall deliver renewals thereof, or renewal certificates therefor, premiums paid. In the event of loss, Mortgagor shall give immediate notice by mail to Mortgagee, and Mortgagee may make proof of loss if not made promptly by Mortgagor. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Mortgagee instead of to Mortgagor or Mortgagor and Mortgagee jointly and

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