

advance the necessary funds to pay said taxes, assessments and charges, and all amounts so expended by MORTGAGEE for taxes, assessments and charges, as herein provided, shall be charged hereunder as principal money secured by this Mortgage and shall bear interest at the same rate as the principal indebtedness secured hereby, and shall be payable upon demand or otherwise as MORTGAGEE may determine. Nothing in this paragraph shall be construed to prevent MORTGAGOR from in good faith, at its own expense, contesting any such tax or assessment in a manner provided by law, provided that such proceeding operates to prevent the enforcement of a lien or forfeiture of the Property or any part thereof.

3. MORTGAGOR shall secure, maintain and keep in force with an insurance company or companies approved by MORTGAGEE an insurance policy or policies providing fire and extended coverage upon the buildings and improvements now or hereafter situate upon the Property in an amount equal to the insurable value of the Property, with a mortgagee clause in favor of MORTGAGEE in a form acceptable to MORTGAGEE. In the event of failure of MORTGAGOR to pay all of the aforesaid insurance premiums, as hereinabove provided, MORTGAGEE may advance the necessary funds to pay said insurance premiums, and all amounts so expended by MORTGAGEE for insurance premiums, as herein provided, shall be charged hereunder as principal money secured by this Mortgage and shall bear interest at the same rate as the principal indebtedness secured hereby, payable upon demand or otherwise as MORTGAGEE may determine.

Unless MORTGAGOR and MORTGAGEE otherwise agree in writing, in the event of damage to the Property, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible. If such restoration or repair is not economically feasible, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to MORTGAGOR.

