

such policy to said purchaser or to the Lender, as the case may be, without accounting to the Borrower for any unearned premiums thereon. All such policies shall provide for ten (10) day written notice by carrier to Lender prior to cancellation of such policy and all such policies shall be written by companies approved by Lender but with not less than A:XI rating according to the most current Best's Insurance Guide. Borrower further agrees, where co-insurance is present, to provide Lender with written evidence of each policy anniversary date and of full compliance with the co-insurance provisions of each policy as of the date hereof and as of each anniversary date of such policy. If Borrower shall so fail to provide such evidence, Lender shall have the right, but not the obligation, to obtain an appraisal with all cost to be provided by the Borrower.

(d) Borrower has delivered to Lender on even date a certification for an insurance company satisfactory to Lender certifying that Borrower and Borrower's general contractor are both covered by public liability insurance and workmen's compensation insurance.

(e) Borrower has delivered to Lender on even date the originals of the insurance policies as are required hereunder.

1.04 Monthly Deposits. To further to secure the payment of the taxes and assessments referred to in Paragraph 1.02 hereof and the premiums on the insurance referred to in Paragraph 1.03 hereof, the Borrower shall deposit with the Lender, on the due date of each installment under the Note, such amounts as, in the estimation of the Lender, shall be necessary to pay such charges as they become due; said deposits shall be held by the Lender, free of interest, and free of any