

deficiency promptly on demand and such sum shall be held and paid out by the Mortgagee under the provisions hereof.

That it will provide, in addition to other insurance requirements set forth herein, the following:

(a) During the period in which improvements to the premises are being constructed, builders risk insurance on an all-risk basis with broad form extended coverage on a non-reporting completed value basis.

(b) comprehensive general liability insurance in the minimum amount of \$1,000,000.00, bodily injury and \$500,000.00 property damage. A certificate as to liability coverage, as distinguished from submission of original policies, will be acceptable.

4. That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work, and charge the expenses for such repairs or the completion of such work to the mortgage debt.

5. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises.

6. That it will comply with all governmental municipal laws and regulations affecting the mortgaged premises.

7. That any deficiency in the amount of the payments due hereunder which remains unpaid for a period of ten (10) days from the

0 6 1 7

4328-N-2