

the Property, nor removal or material alteration or substitution of anything which constitutes a part of the Property without the consent of the holder which will not be unreasonably withheld. Mortgagor shall permit the holder to enter the Property, at any reasonable time, to determine whether the Mortgagor is in compliance with its obligations under this Mortgage. All construction on the Property shall comply with, and each and every part of the Property shall be maintained and used in accordance with, all applicable Federal, State and local laws and governmental regulations, and any lawful private restrictions or other requirements or provisions, relating to the maintenance or use thereof.

§2.4. Insurance. Mortgagor shall carry with respect to the Property and its use such insurance as the holder may from time to time reasonably require and which is commonly carried by prudent owners and as may from time to time be required by any applicable Federal, State or local law or governmental regulation. All insurance (with evidence of payment of premiums thereon satisfactory to the holder) so required to be maintained, together with any other insurance with respect to the Property maintained by the Mortgagor, shall be deposited with, and, except for public liability coverage (and any other coverage the holder may determine shall not be payable to it in case of loss) shall be first payable in case of loss to the holder. All such policies shall provide for written notice to the holder by the insurer at least 10 days prior to any cancellation of such insurance. All renewals or replacements of such insurance from time to time in force together with evidence of payment of premiums thereon satisfactory to the holder shall be delivered to the holder 10 days at least before the expiration date of then current insurance. All insurance required herein to be maintained with respect to the Property shall be written by such companies, on such terms, in such form and for such periods and amounts as the holder shall from time to time reasonably approve, and no settlement on account of any loss covered by such insurance shall be made without the consent of the holder.

§2.5. Application of Insurance Proceeds. The proceeds of any hazard insurance in excess of \$100,000 shall,