

at the option of the holder, be applied to or toward the indebtedness secured hereby in such order as the holder may reasonably determine (in which event the Mortgagor shall be relieved of the obligation in Section 2.3 of this Mortgage to the extent of the repair of the part of the Property damaged by the hazard with respect to which insurance is paid); or if the holder shall require repair of that part of the property so damaged by such insured hazard, the holder shall release to the Mortgagor insurance proceeds paid to it upon such conditions as the holder may reasonably prescribe and upon completion of such repair shall, at the holder's option, apply any excess insurance proceeds to or toward the indebtedness secured hereby in such order as the holder may determine or release the same to the Mortgagor. Notwithstanding anything in this Section 2.5 to the contrary, however, if the insurer denies liability to the Mortgagor, the Mortgagor shall not be relieved of any obligation under Section 2.3 of this Mortgage, whether or not the proceeds of insurance are applied to or toward the indebtedness secured hereby.

§2.6. Condemnation. The awards of damages on account of any condemnation for public use of or injury to the Property shall be paid to the holder. Such awards shall, at the option of the holder, be applied to or toward the indebtedness secured hereby in such order as the holder may determine, in which event the Mortgagor shall be relieved of the obligation in Section 2.3 of this Mortgage to the extent of the repair of the part of the Property which remains and which has been damaged or injured by such public action, or if the holder shall require restoration of that part of the Property which remains, the holder shall release to the Mortgagor such awards paid to it upon such conditions as the holder may prescribe, but not more than such portion of such awards as may be required to repair such damage or injury. Any balance remaining shall be applied by the holder to or toward the indebtedness secured hereby in such order as the holder may determine.

§2.7. Leases; Assignments; Subordination. Mortgagor shall not lease the Property or any part thereof without the consent of the holder and shall

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