

In no event shall the balance of insurance monies held by Mortgagee with respect to any such loss be reduced below the additional amount specified in such architect's or engineer's certificate as the amount required to complete the restoration.

Upon receipt by Mortgagee of proof of the character required by subparagraphs "A", "B", "C" and "D" above, that the restoration has been completed and paid for in full and that there are no liens, encumbrances or charges of the character referred to therein, any balance of the insurance monies then held by Mortgagee with respect to such loss may, at its option, be applied by Mortgagee to payment of the indebtedness secured by this Mortgage or paid to Mortgagor.

In the event the insurance monies recovered under any of the policies of insurance provided in this paragraph is less than \$200,000.00, subject to the rights of the holders of each Senior Mortgage, the same shall be paid over to Mortgagor as a trust fund to be applied by Mortgagor to the restoration.

d. Mortgagor shall at its sole expense obtain for, deliver to and maintain for the benefit of Mortgagee, during the life of this Mortgage, comprehensive general liability insurance policies relating to the Mortgaged Property, in such reasonable amounts as required by Mortgagee, and with such companies and in such form as is satisfactory to Mortgagee in its reasonable judgment. Mortgagee may require such policies to contain an endorsement, in form satisfactory to Mortgagee, naming Mortgagee as an additional insured thereunder.

e. Mortgagor shall at its sole expense obtain and maintain during the life of this Mortgage insurance against loss of rentals from tenants of the Improvements, under a rental value insurance policy covering risk of loss or damage by fire and such other risks as may be included in the standard form of extended coverage insurance, as well as loss or damage by explosion of steam boilers and similar apparatus. Such rental value insurance shall be in an amount not less than the aggregate requirements for a period of six (6) months following the occurrence of the casualty for (i) payments of interest or interest and principal, as the case may be, pursuant to the terms of the Note and any Senior Note, (ii) taxes and assessments on the Land and Improvements, and (iii) premiums on insurance required to be carried pursuant to this Mortgage. The form of such policies and the companies issuing them shall be acceptable to Mortgagee in its reasonable judgment. Certificates of such policies shall be delivered to Mortgagee and, at least thirty (30) days prior to the expiration date, renewals thereof shall be delivered to Mortgagee together with evidence of payment of premiums.

f. Mortgagor shall at its sole expense obtain for, deliver to and maintain for the benefit of Mortgagee during the life of this Mortgage such other insurance, in

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