

each such policy setting forth the coverage, the limits of liability, the name of the carrier, the policy number, the expiration date and the coverage amount allocated to the Improvements and Personal Property. At least thirty days prior to the expiration of each such policy, Mortgagor shall furnish Mortgagee with evidence satisfactory to Mortgagee of the payment of premium and renewal of such policy or the payment of premium and issuance of replacement coverage satisfactory to Mortgagee. All such policies shall contain a standard Mortgagee endorsement which provides, among other things, that such policies will not be cancelled or materially amended, which term shall include any reduction in the scope or limits of coverage, without at least thirty days prior written notice to Mortgagee. In the event Mortgagor fails to provide, maintain, keep in force or deliver and furnish to Mortgagee the policies of insurance required by this Section 1.04, Mortgagee may procure such insurance or single-interest insurance for such risks covering Mortgagee's interest, and Mortgagor shall pay all premiums thereon promptly upon demand by Mortgagee, and until such payment is made by Mortgagor the amount of all such premiums shall bear interest thereon at the Default Rate.

1.05 Casualty; Insurance Proceeds. That after the happening of any casualty to the Property or any part thereof, Mortgagor shall give prompt written notice thereof to Mortgagee.

(a) If, as a result of any such casualty during the term of the Improvements Lease, the Improvements Lease is terminated pursuant to Section 2.10 thereof, or if the Lease is terminated as a result of any such casualty, Mortgagee may elect to require prepayment (without prepayment premium) of the entire "Adjusted Principal Balance" (as that term is defined in the Note) of the Note (together with all accrued interest on the Adjusted Principal Balance) on a date for prepayment fixed in the notice from Mortgagee to Mortgagor within 60 days after Mortgagee receives notice that the Lease will so terminate, provided such date for prepayment shall not be sooner than sixty days after the date of such notice. Notwithstanding any other provisions of the Improvements Lease or the Lease, in the event of any prepayment of the Note pursuant to this Section 1.05(a), all proceeds of insurance (other than rental interruption insurance) payable with respect to any damage or destruction of the Improvements shall be payable to Mortgagee for such prepayment and then to Mortgagor to be applied in accordance with the terms of the Lease.