

charges, license fees, all charges which may be imposed for the use of vaults, chutes, areas and other space beyond the lot line and abutting the public sidewalks in front of or adjoining the Premises, and all other governmental levies and charges (collectively, the "Impositions"), of every kind and nature whatsoever, general and special, ordinary and extraordinary, foreseen and unforeseen, which shall be assessed, levied, confirmed, imposed or become a lien upon or against the Property or any part thereof, or which shall become payable with respect thereto. Upon demand by the Mortgagee, the Mortgagor will pay the whole of any assessment for local improvements (the "Assessment") which may be payable in installments, notwithstanding that one or more installments thereon may not be due and payable at the time of such demand. The Mortgagor shall deliver to the Mortgagee, within twenty (20) days after the due date of each payment in connection with the Impositions or the Assessment, the original or a true photostatic copy of the official receipt evidencing such payment or other proof of payment satisfactory to the Mortgagee.

7. Insurance. (a) The Mortgagor shall, at its sole cost and expense, provide and keep in force in the name of the Mortgagor for the benefit of the Mortgagor and the Mortgagee, with respect to the Buildings and Building Equipment: (i) insurance against loss or damage by fire, other hazards covered by so-called "all risk" and "extended coverage," and such other casualties and hazards as the Mortgagee