

shall require from time to time; (ii) flood insurance; (iii) boiler and machinery insurance; (iv) comprehensive general liability insurance against claims for bodily injury, death or property damage; (v) water damage legal liability insurance; (vi) workers' compensation insurance; (vii) business interruption insurance; and (viii) such other insurance on the Property or any part thereof or any replacements or substitutions therefor, as the Mortgagee may reasonably require.

(b) The policies of insurance required by Subparagraph 7(a) hereof shall be with companies, in forms and amounts, and for such periods as the Mortgagee shall require from time to time, and shall insure the respective interests of the Mortgagor and the Mortgagee. The full amount of the proceeds of any insurance covering real or tangible personal property subject to a lien or security interest in favor of the Mortgagee granted pursuant to any of the Loan Documents in the case of each separate loss in excess of \$25,000 (a "Major Loss"), other than the proceeds from the insurance required under clauses (iv), (v) and (vi) of Subparagraph 7(a) hereof, shall be payable to the Mortgagee pursuant to a noncontributing loss payee endorsement satisfactory to the Mortgagee. Certificates of insurance and true photocopies of the original policies and renewals thereof covering the risks required to be insured against in accordance with this Mortgage, bearing satisfactory evidence of payment of all premiums due thereon from