

time to time, shall be delivered to and held by the Mortgagee, and within five (5) days of demand by the Mortgagee the Mortgagor shall deliver to the Mortgagee the original policies and renewals, replacements or endorsements thereof and shall assign to the Mortgagee said policies of insurance as additional security for the Obligations secured hereby. At least twenty (20) days prior to the expiration of each policy required to be provided by the Mortgagor, the Mortgagor shall deliver Certificates of insurance evidencing renewal or replacement thereof along with true photocopies of any endorsements or any renewal or replacement policies to the Mortgagee with satisfactory evidence of payment of all premiums thereon.

(c) All insurance policies required in accordance with this Mortgage shall: (1) include effective waivers by the insurer of all rights of subrogation against the Mortgagor, the Mortgagee, any lessee or other occupant of all or any part of the Property and any other person, which, directly or indirectly, controls, is controlled by or is under common control with the Mortgagor or the Mortgagee for any casualty covered by such insurance (other than the insurance required under clauses (iv) and (vi) of Subparagraph 7(a) hereof); (2) provide that the full amount of the proceeds of such insurance (other than the proceeds from the insurance required under clauses (iv), (v) and (vi) of Subparagraph 7(a) hereof) shall, in the case of each separate Major Loss, be payable to the Mortgagee as provided in this Mortgage notwithstanding: (A)