

and upon conditions satisfactory to the Mortgagee; then the Mortgagor shall promptly restore, replace or rebuild the same to as nearly as possible the value, quality and condition they were in immediately prior to such fire or other casualty or taking, with such alterations or changes as may be approved in writing by the Mortgagee. The Mortgagor shall give immediate notice to the Mortgagee of any damage or destruction to the Property by fire or other casualty.

10. Deposits for Impositions and Insurance. Notwithstanding anything to the contrary contained in any of the Loan Documents, upon demand by the Mortgagee at any time and from time to time, whether or not a Default has occurred, the Mortgagor shall deposit with the Mortgagee on the first day of each month an amount equal to one-twelfth (1/12th) of the sum of (collectively, the "Annual Payments"): (i) the aggregate annual payments for the Impositions; (ii) the annual insurance premiums on the policies of insurance required to be obtained and kept in force by the Mortgagor under this Mortgage; and (iii) all other periodic charges arising out of the ownership of the Property or any portion thereof which are or with notice or the passage of time or both will become a lien against the Property or any part thereof. In addition, upon demand by the Mortgagee at any time and from time to time, the Mortgagor shall deposit with the Mortgagee such sum of money which, together with such monthly installments, shall be sufficient to pay all of the Annual Payments at least forty-five (45) days