

1. Mortgagor will pay, while any of the indebtedness secured hereby remains unpaid, all taxes (both general and special), assessments and governmental charges lawfully levied or assessed against the mortgaged property or any part thereof as and when they become due and payable; promptly will furnish the Mortgagee or holder of the indebtedness secured hereby the receipts showing such payments except when payments are made by Mortgagee as hereinafter provided; and will allow no payment of any taxes, assessments or governmental charges by a third party with subrogation attaching, nor permit the mortgaged property, or any part thereof, to be sold or forfeited for any tax, assessment or governmental charges whatsoever. Any irregularities or defects in the levy or assessment of taxes, ~~assessment of taxes~~, assessments and governmental charges paid by the Mortgagee are hereby expressly waived, and receipt by the proper officer shall be conclusive evidence both as to the amount and validity of such payments.

2. For the purpose of providing regularly for the prompt payment of all taxes, assessments and governmental charges levied or assessed against the mortgaged property while any of the indebtedness secured hereby remains unpaid, Mortgagor will deposit with the Mortgagee on the dates interest or installments are payable on the aforesaid Note, an amount equal to the taxes, assessments and governmental charges next due, (as estimated by Mortgagee), less amounts already deposited therefor, divided by the number of months to elapse prior to the date when such taxes, assessments and governmental charges will become due and payable. The moneys thus deposited with the Mortgagee are to be held without interest and shall be applied by it to the payment of said taxes, assessments and governmental charges as they become due and payable. If at any time Mortgagee deems the amount deposited insufficient to pay said taxes, assessments and governmental charges, Mortgagor will deposit with Mortgagee any amount necessary to make up the deficiency.

3. Mortgagor will keep the buildings and other insurable property, now or hereafter erected or places in or on said mortgaged property, insured as required by the Mortgagee against loss or damage by fire and other hazards, casualties and contingencies, and will carry any other kinds of insurance in such amounts and for such periods as may from time to time be required by Mortgagee, and not less than five days prior to the expiration of any policy of insurance, Mortgagor will deliver to Mortgagee renewal or new policies in like amounts covering the same risks. All insurance shall be carried in insurance companies approved by Mortgagee and the Administrator, and the policies shall include a provision making loss payable to mortgagee and to the Administrator as their interest may appear. All policies of insurance shall be delivered to and held by Mortgagee, and Mortgagor will pay promptly when due all premiums for such insurance. Should any loss occur to insured property, the Mortgagee is hereby appointed attorney in fact for the mortgagor to make proof of loss if Mortgagor fails to do so promptly, and to receipt for any sums collected under said policies, which said sums, or any part thereof, at the option of the Mortgagee may be applied as payment on the indebtedness hereby secured, or to the restoration or repair of the property so destroyed or damaged. Mortgagor promptly will give notice by mail to the Mortgagee of any loss or damage to the mortgaged property and will not adjust or settle such loss without the written consent of Mortgagee. In event of foreclosure of this mortgage by exercise of power of sale or by court action, all right, title and interest of Mortgagor in and to any insurance policy then in force shall pass to the purchaser at the foreclosure sale and Mortgagee is hereby appointed attorney in fact for the Mortgagor to assign and transfer said policies.

4. Mortgagor will maintain the mortgaged property free from waste or nuisance of any kind and in good condition, and make all repairs, replacements, improvements and additions which may be necessary to preserve and maintain the mortgaged property and the value thereof; will comply with all laws, ordinances and regulations affecting said property or its use; will not alter, destroy or remove any of the building, improvements or property covered by this mortgage, or permit the same to be altered, destroyed, removed or used for any purpose other than that for which it is now used, without first obtaining the permission in writing of the Mortgagee; will complete in a good workmanlike manner any building which is being or may be constructed or repaired thereon; will pay when ~~will pay when~~ due all claims for labor performed and material furnished, and will not permit any lien to attach to mortgaged property. The Mortgagor will permit mortgagee, its agents or representatives, to inspect the mortgaged property at any time, and will comply with any requirements made by Mortgagee with respect to the mortgaged property or the management thereof.

5. Mortgagor will repay to Mortgagee, immediately and without demand, in lawful money of the United State of America, at Mortgagee's office in Washington, D.C., all funds hereafter paid or advanced by Mortgagee to Mortgagor or for the benefit or account of Mortgagor Pursuant to any Covenant or agreement herein <sup>contained</sup> in the curing of any default of the Mortgagor in the performance of any covenant or agreement of this Mortgage or for any other purpose (exclusive of advances of principal of the Note) with interest thereon from date of advance until repaid at the rate of six per cent (6%) per annum, and will pay promptly when due and payable all indebtedness evidenced by the Note.

6. Mortgagor promptly will pay and settle or cause to be removed all claims against any of the mortgaged property which affect the rights of the Mortgagee hereunder and will appear in and defend any action or proceeding purporting to affect the lien of this mortgage or the rights or powers of Mortgagee hereunder, and Mortgagor will pay all expenses incident thereto.