

and nature (including real and personal property taxes and income, franchise, withholding, profits and gross receipts taxes), all general and specified assessments, levies, permits, inspection and license fees, all water and sewer rents and charges, all other public charges whether of a like or different nature imposed upon or assessed against the Mortgagor or the Premises or any part thereof or upon the revenues, rents, issues, income and profits of the Premises or arising in respect of the occupancy, use or possession thereof. An assessment which, upon application of the Mortgagor, may be paid in installments shall nevertheless, for the purposes of this Article, be deemed due and payable in its entirety on the day the first installment becomes payable. The Mortgagor will, upon request, deliver to the Mortgagee receipts evidencing the payment of all such taxes, assessments, levies, fees, rents and other public charges imposed upon or assessed against it or the Premises or the revenues, rents, issues, income or profits thereof.

4. Insurance. The Mortgagor will keep the Premises, including the Improvements and Chattels, insured against loss by fire, casualty and such other hazards as may be specified by the Mortgagee, for the benefit of the Mortgagee. Such insurance shall be written in policies, amounts and by companies satisfactory to the Mortgagee, and losses thereof shall be payable to the Mortgagee. The original policy or policies of such insurance shall be delivered to the Mortgagee. In case of loss under such policy or policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and acquittances required by the insurance companies, and the Mortgagor agrees to sign, upon request of the Mortgagee, all receipts, vouchers and releases for such purpose. The Mortgagee is authorized to apply the proceeds of any insurance claim, at its option, to the restoration of the Improvements or to the payment of the indebtedness secured hereby, notwithstanding that the amount owing thereon may not then be due and payable. The Mortgagor agrees, immediately after such loss or damage, to commence and promptly complete the rebuilding and restoration of the Improvements unless the Mortgagee elects to apply the proceeds of insurance with respect to such loss or damage toward payment and reduction of the indebtedness secured hereby.

The Mortgagor shall not take out separate insurance concurrent in form or contributing in the event of loss with that required to be maintained under this Article unless the Mortgagee is included thereon as a named insured with loss payable to the Mortgagee. The Mortgagor shall immediately notify the Mortgagee whenever any such separate insurance is taken out and shall promptly deliver to the Mortgagee the policy or policies of such insurance.

5. Deposits of Taxes and Insurance Premiums. The Mortgagor will, if requested by the Mortgagee, in order to provide for the timely payment of taxes, assessments and insurance premiums, and other periodic charges upon the Premises, deposit with the Mortgagee, at the time of each payment of interest under the Note, an additional amount sufficient to discharge such obligations when they become due. The determination of the amount so payable and of the fractional part thereof to be deposited with the Mortgagee so that the aggregate of such deposit shall be sufficient for such purpose shall be made by the Mortgagee in its sole discretion. Such amounts shall be held by the Mortgagee without interest and applied to the payment of the obligations in respect to which such amounts were deposited or, at the option of the Mortgagee,