

claims, damage and losses to persons and property arising by reason of its occupation and use of the Property or arising by reason of the continuance and operation of its business. The Mortgagor shall provide Mortgagee with all such policies, or certificates of the insurers or of an insurance agency satisfactory to Mortgagee showing that such policies are in force ten (10) days prior to the expiration of said policies.

In the event of foreclosure of this Mortgage or transfer of title to the Property by any other means in enforcement of the lien hereof, all right, title and interest of Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

6. Mortgagor, immediately upon obtaining knowledge of the institution of any proceedings for the taking of the Property or any portion thereof by eminent domain, shall notify Mortgagee of the pendency of such proceedings. Mortgagee may participate in any such proceedings, and the Mortgagor from time to time shall deliver to Mortgagee all instruments requested by it to permit such participation.

7. Mortgagor assigns to Mortgagee, all awards for any taking by eminent domain, alteration of the grade of any street or other injury to or decrease in value of the Property to the extent of any remaining unpaid Indebtedness, and, notwithstanding any such taking, Mortgagor shall continue to pay interest as provided in the Note until any such award or payment shall have been actually received by Mortgagee, any reduction in the principal sum resulting from the application by Mortgagee of such award or payment as hereinafter set forth shall be deemed to take effect only on the date of such receipt. Such award may (i) be applied, in such proportions and priority as Mortgagee in its sole discretion may elect: to the reduction of principal, whether or not then due and payable, or any other sums included in the Indebtedness or