

insurance having limits of not less than the greater of (a) the limits required under any lease on any of the improvements on the premises or the holder of the Jefferson Standard Mortgage or (b) \$5,000,000 single limit for personal injury and property damage, with a reasonable deductible approved by Mortgagee; (iii) flood insurance with such coverage in such amounts as are satisfactory to Mortgagee, if the property is in an area which has been, or is at any time during the term of the loan, identified by the Secretary of Housing & Urban Development as having special flood or mud slide hazards, or in which area sale of flood insurance has been made available under the National Flood Insurance Act of 1968; and (iv) such other insurance coverages as may be reasonably required by Mortgagee.

I.5. CARE OF PREMISES.

(a) The Mortgagor will keep the improvements now or hereafter erected on the premises in good condition and repair, will not commit or suffer any waste and will not do or suffer to be done anything which will increase the risk of fire or other hazard to the premises or any part thereof.

(b) The Mortgagor will not remove or demolish any building, fixture, chattel or other part of the premises, or construct any additional improvements on the premises other than a new store building for Eckerd's Drugs, without the written consent of the Mortgagee.

(c) If the premises or any part thereof is damaged by fire or any other cause, the Mortgagor will give immediate written notice of the same to the Mortgagee.

(d) The Mortgagee or its representatives is hereby authorized to enter upon and inspect the premises at any time during normal business hours.

(e) The Mortgagor will promptly comply (or cause compliance) with all present and future laws, ordinances, rules and regulations of any governmental authority affecting the premises or any part thereof.

I.6. FURTHER ASSURANCES. At any time, and from time to time, upon request by the Mortgagee, the Mortgagor will make, execute and deliver or cause to be made, executed and delivered to the Mortgagee any and all other further instruments, certificates, and other documents as may, in the opinion of the Mortgagee be necessary or desirable in order to effectuate, complete, or perfect or to continue and preserve the obligation of the Mortgagor under the Note and the lien and security interest of this Mortgage. Upon any failure by the Mortgagor so to do, the Mortgagee may make, execute and record any and all such instruments, certificates and documents for and in the name of the Mortgagor and the Mortgagor hereby irrevocably appoints the Mortgagee the agent and attorney in fact of the Mortgagor so to do.

I.7. EXPENSES. The Mortgagor will pay or reimburse the Mortgagee for all reasonable attorney's fees, costs and expenses incurred by the Mortgagee in any proceedings involving the estate of a decedent or an insolvent, or in any action, legal proceeding or dispute of any kind in which the Mortgagee is made a party or appears as a party plaintiff or defendant affecting the indebtedness secured hereby, this Mortgage or the interest created herein or the premises,

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