

be insufficient for the payment thereof in full, the Mortgagor, within 10 days after demand, shall deposit the amount of the deficiency with the Mortgagee. The Mortgagee may, but shall not be required to, pay any such Imposition or insurance premium, to the extent the foregoing escrow account is insufficient for the purpose, and may add the amount so paid, together with interest thereon at the rate provided for in the Note, to the indebtedness secured hereby.

(c) Upon an assignment of this Mortgage, the Mortgagee shall have the right to pay over the balance of such deposits in its possession to the assignee and the Mortgagee shall thereupon be completely released from all liability with respect to such deposits and the Mortgagor or owner of the Premises shall look solely to the assignee or transferee in reference thereto. This provision shall apply to every transfer of such deposits to a new assignee. Upon full payment and satisfaction of this Mortgage or at any prior time, at the election of the Mortgagee, the balance of the deposits in its possession shall be paid over to the record owner of the Premises and no other party shall have any right or claim thereto in any event. The Mortgagor agrees, at the Mortgagee's request, to make the aforesaid deposits with such servicer or financial institution as the Mortgagee shall from time to time designate.

6. The Mortgagor shall not permit the Improvements to be removed, demolished or materially altered; shall maintain the Property in good repair, working order and condition, except for reasonable wear and use; and shall restore, replace or rebuild the Improvements or any part thereof now or hereafter damaged or destroyed by any casualty (whether or not insured against or insurable) or affected by any Taking.

7. The Mortgagor shall comply with all laws, ordinances, orders, rules and regulations of all Federal, state and municipal governments and of the appropriate departments, commissions, boards and offices thereof, and the orders, rules and regulations of the National Board of Fire Underwriters or any other body now or hereafter constituted exercising similar functions, which at any time are applicable to the Property.

8. The Mortgagor shall not initiate, join in or consent to any change in any private restrictive covenant, zoning ordinance or other public or private restrictions limiting or defining the uses which may be made of the Land and the Improvements or any part thereof.

0.  
00  
0.

4328-17-2