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out of the rentals assigned as additional security for the mortgage indebtedness to the extent available after satisfying principal and interest payments so that the full amount of each year's real estate taxes will be provided, if possible, thirty days prior to the last date on which payment may be made without penalty. Any such taxes accrued but not yet payable on the date of this mortgage will be deposited by the Mortgagor with the Mortgagee simultaneously herewith, and should said deposit include an amount later refunded out of assigned rentals, any such amount when so refunded will, in turn, be repaid by the Mortgagee to the Mortgagor.

6. To keep all destructible property described herein insured during the existence of this lien, and any renewals or extensions hereof, against loss or damage by fire, lightning, tornado, and explosion and such other hazards as are covered by extended insurance, and such other hazards as the Mortgagee may from time to time require, for the full insurable value of said property, with credit for a 90% co-insurance clause, with the policy or policies in a responsible company or companies approved by the Mortgagee and in such form and amount as may be acceptable to the Mortgagee, with an approved standard mortgagee clause in favor of the Mortgagee endorsed thereon; and to cause the policy or policies of insurance to be made payable in case of loss to the said Mortgagee, in a manner satisfactory to the Mortgagee, and to deliver said policy or policies together with all premium receipts to the Mortgagee as collateral and further