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under the terms of such lease, for as long as one year, but not longer than the time that the payment of such rent by the lessee is actually withheld by reason of such destruction as aforesaid, and the Mortgagee shall apply the proceeds of such rent insurance against the installments on the note due or as they become due, in order of maturity; the balance, if any, after full payment of the installments then due on the note and any other obligation secured hereby, to be paid over to the Mortgagor.

A fully paid fire insurance policy with extended coverage endorsement and a fully paid rent insurance policy, as hereinabove provided, will at such time as the same is requested by the Mortgagee be delivered by the Mortgagor to the said Mortgagee, the premium costs of which are to be reimbursed to the Mortgagor in monthly installments from available rentals as received, after deductions have been made for regular principal and interest payments and tax and insurance reserves. Monthly deposits will be accumulated by the Mortgagee from available rentals assigned as security for the mortgage indebtedness after provision for taxes and in like manner in sufficient amount, if possible, to fully prepay the renewal premiums thirty days prior to the expiration date of said insurance.

The Mortgagor will likewise provide and keep in force comprehensive public liability insurance in a responsible company or companies approved by the Mortgagee and will deliver to the Mortgagee certificates of insurance showing such coverage to be in effect as part of a blanket policy, with limits in respect to the premises described herein as to personal injury