

of not less than \$100,000 for any one person and \$1,000,000 for any one accident, and with a limit of \$100,000 as the property damage. The Mortgagor will estimate the premium for said liability insurance for each ensuing year and 1/12th of said estimate will be deposited monthly with the Mortgagee. At the end of the year the Mortgagor will advise the Mortgagee of the actual premium applicable to the mortgaged premises and will be reimbursed in that amount out of assigned rents, if available, on its production of satisfactory evidence that said premium has been paid; provided, however, at no time shall the premium charged for said public liability insurance as above referred to be in excess of the premium payable on an individual policy of like coverage on the mortgaged premises.

All policies and/or certificates of insurance required under the terms of this paragraph (6) shall contain provisions satisfactory to the Mortgagee protecting the coverage thereof against the effect of any waiver or subrogation by the insured. All such policies shall be noncancellable without ten (10) days notice of same to the Mortgagee, and each policy shall so provide. All such policies shall further provide for the delivery to the Mortgagee of a copy of any notice required or permitted to be given by the insurer to the insured thereunder.

In the event of foreclosure of this mortgage, all right, title and interest of the Mortgagor in and to all the insurance policies then in force shall pass to the purchaser or grantee and the Mortgagee is hereby appointed attorney-in-fact