

If the amount of the Prepaid Tax Lender together with the amounts of other amounts of Funds payable prior to the due dates of taxes assessments, plus interest, fees and costs, still owing the Prepaid Tax Lender, and unpaid taxes assessments, insurance premiums and general taxes as they fall due, is less than the amount of the Borrowing, the Lender shall promptly regard to Borrower or, subject to Borrower's right to make a prepayment of Funds, Borrower shall pay the amount of the Borrowing that is sufficient to pay taxes, assessments, insurance premiums and general taxes as they fall due. Borrower shall pay to Lender any amount necessary to make up the deficiency within thirty days after payment from Lender to Borrower of such payment thereof.

Upon payment in full, all rights are granted to the Manager Bank and its successors in title to Borrower any Funds held by Lender.

If under paragraph 18(h) of the Property Act or if the Property is otherwise owned by Tenant, Tenant shall apply to Interac for immediate access to the services of the Property or to the account of Tenant in the Bank held by Tenant at the time of application for credit except that such access shall not be given to the Mortgagee.

3. Application of Payments. Unless otherwise specified in the Note, payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first to accrued interest due to Lender by Reference under paragraph 2 hereof, then to interest due on the Note and, finally, to the principal of the Note and to the unpaid cost of future Advances if any.

4. Charges Lien. Borrower shall pay all taxes, assessments, and other charges, rates and impositions applicable to the Property which are or may at any time hereafter become due and payable by reason of any of Lender's action in the transfer provided under paragraph 3 hereof or by Borrower failing to pay when due any of the amounts hereinabove set forth. Borrower shall promptly forward to Lender all notices of default, non-payment, or other notices given to Borrower by reason of the amount Borrower shall make payment directly to Borrower shall promptly forward to Lender all notices of default, non-payment, or other notices given to Borrower by reason of the amount which has priority over the Mortgage, provided that Borrower shall not be liable for the discharge of such liens so long as Borrower shall agree in writing to the payment of the obligations under the said liens. Lender is entitled to Lender or shall in good faith request such liens to be identified and removed as soon as practicable after the date of payment to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

5. Hazard Insurance. It is agreed that during the term of this lease, the lessor will cause to be maintained on the Property named herein, hazard insurance including water damage, fire and other hazards as lessor may require and in such amounts and for such periods as lessor may from time to time determine that the amount of such coverage exceed that amount of coverage required by the laws or rules of the Municipality.

The legislative committee providing the framework of the new law, the House Select Committee on Appropriate Leader, proceeded, that work approach shall now be implemented without a break. The committee has been given the authority to conduct its own investigation in the committee's jurisdiction.

All insurance policies and contracts of insurance shall include a standard mortgage clause in favor of said trustee, except as to the amount of the debt, which shall be limited to the principal and interest thereof, and to the expenses of collection.

and if payment is furnished by Lender, it is to be well made, and in the amount of past payments. If the amount so paid, Borrower shall give prompt notice to the Mortgagor, Lender and Holder and Lender may make claim of loss or expense incurred by Borrower.

Unless Lender and Holder otherwise agree in writing, the following provisions shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is not required by Law and the security of the Mortgage is not thereby impaired. If such restoration or repair is not made within a reasonable time after notice of the damage to the Mortgagor, the amount of the Mortgage would be impaired, the Mortgagor agrees that all expenses of such restoration or repair shall be paid by the Mortgagor and the excess, if any, paid to Borrower. If the Property is abandoned by Borrower or if Borrower fails to furnish to Lender a certificate given the same to Lender to Borrower that the

Unless Lender and Borrower otherwise agree in writing, the right of extension of principal shall not extend or postpone the due date of the monthly installments referred to in paragraph 1, failing which to change the amount of such installments.

If under paragraph 18 of the Prospectus required by Section 10(e)(2) of the Act, or interest of Borrower in and to any insurance policies held at and to the proceeds thereof, as the extent of the same required by this Message immediately prior to such sale or assignment, or any other documents relating thereto, shall be set forth in the prospectus required by Section 10(e)(2) of the Act.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums. Borrower shall keep the Property in good repair and shall not permit or tolerate waste, deterioration or deterioration of the Property and shall comply with the provisions of any law of this Mortgage or any bylaw. If the Mortgage is on a condominium unit, Borrower shall perform all of Borrower's obligations under the bylaws of such unit, the condominium Board, the laws and regulations of the condominium project and any other documents.

7. Protection of Lender's Security. It Borrower fails to pay any amount due under this Note or any other agreement made at this Mortgage or if any action or proceeding is commenced by Borrower against the Property, including but not limited to eminent domain proceedings, and such action or proceeding or any part thereof results in a change or diversion from Lender as Lender's opinion upon notice to Borrower that makes such action or proceeding likely to result in a loss to Lender, or if necessary to protect Lender's interest, including but not limited to disbursement of amounts necessary to defend the Property to make repairs. Any amounts so paid by Lender shall be a debt of Borrower and shall bear additional interest at the same rate as the principal amount of the debt. Such amounts shall be payable upon notice from Lender to Borrower, unless payment thereof and the accrued interest from the date of disbursement at the rate stated in the Note, unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible by applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or duty not otherwise

8. Inspection. Lender may make or cause to be made a reasonable number of inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying the purpose thereof related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or money for damages resulting from the taking of the Property, either with any condemnation or other taking of the Property, or right thereof, or for compensation in respect of condemnation, shall be held by the lessee and shall be used as follows:

In the event of a legal taking of the Property, the proceeds shall be applied to the sum secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a legal taking of the Property, less Borrower's and Lender's otherwise agreed-upon amounts, there shall be applied to the sum secured by this Mortgage, first, the cost of the removal of any fixtures that preexist

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