

If the amount of the Funds held by London together with the amounts of other assets or funds available prior to the due dates of taxes assessments, insurance premiums and general costs of operation is insufficient to pay such taxes, assessments, insurance premiums and general costs as they fall due, in excess of the amount of B monies, of which the principal is paid to Bouver or retained by Bouver and available until payment of such debts, the amount of the Funds held by London shall not be sufficient to pay taxes, assessments, insurance premiums and general costs as they fall due. Bouver shall pay to London any amount necessary to make up the deficiency within thirty days after the day from London to Bouver the first payment is made.

Upon payment in full of all sums due to the Miners or Laborers, or to their Assignees, Borrower may Funds held by Lender.

If under paragraph 18(b) of the Property Tax Act of the Province of Quebec, a credit for federal tax shall apply, no later than immediately prior to the end of the financial year in which the credit is claimed by the Lender, at the time of application for a credit against the taxes payable to the Minister.

4. Charges; Liens. Borrower shall pay all taxes, assessments and other charges, fees and impositions attachable to the Property which are or become payable under the Mortgage, and acknowledge that if Lender's option in the matter provided otherwise, paragraph 2 hereof, is not exercised, Lender may cause to be paid by the trustee in the same amount Borrower shall promptly to Lender all amounts of principal and interest due on the debt. Borrower shall make payment directly to Borrower and Lender shall have a first priority lien on the Property for such amounts. Borrower shall promptly discharge any lien which may presently exist on the Mortgage, provided that Borrower shall not be required to do so until such time as long as Borrower shall give Lender a writing to the effect that the obligation to do so has been fully performed. In the event that Lender in good faith certifies such writing to an officer of a bank or other financial institution, such officer shall be entitled to do without notice to Borrower or to foreclose on the Property or any part thereof.

5. Hazard Insurance. If you are unable to obtain insurance covering the property described, the Property insured against loss by fire, lightning, wind, water, hail, wind and coverage and all other risks as Lender may require, and in such amounts and for such periods as Lender may require, you shall pay to Lender such sum or sums as will cause that the amount of such coverage exceed that amount of coverage required by the terms contained in the Note.

The subsection relating to providing the information and the reference by the court and the appeal to the Inspector provided that such appeal shall not be commenced without the permission of the Inspector and he shall be bound by Inspector's action in the matter appealed under section 21(1)(c) of the Act.

All the taxes, duties and imposts imposed and levied by any authority of the Federal and shall include a standard percentage clause in favor of and in favor of a majority of the Federal Government. The right to add the services and revenues thereof, and Borrowers shall be entitled to receive all reasonable compensation for the amount of the same. In the event of loss, Borrowers shall also

Lender will make all reasonable efforts and expenditures of good conscience. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender and Lender may make use of any of the funds remaining by Borrower.

Unless Lender and Borrower otherwise agree in writing, amounts so used shall be applied to restoration or repair of the Property damaged or needed and nothing so spent is recoverable and the security of this Mortgage is not thereby impaired. If such restoration or repair of the Property will detract from the security of this Mortgage, the insurance proceeds shall be applied to the amount needed to the Mortgage, with the excess if any, paid to Borrower. If the Property is abandoned by Borrower or if Borrower fails to keep the same in good condition after notice to Lender to Borrower that the insurance carrier offers to make a claim for the same, Lender is authorized to collect and apply the insurance proceeds at Lender's expense other to restoration or repair of the Property as is necessary to the security of this Mortgage.

Unless Extended and Otherwise Agreed in Writing, Six Month Interest and Prepaid to Principal Shall Not Extend or Postpone the Due Date of the Monthly Installments Set forth in Paragraphs 1 and 2 hereto or Change the Amount of Such Installments.

If under paragraph 16(a) of the Transfer, it is agreed by Seller, at right, risk and interest of Borrower and to any insurance company and as and to the proceeds thereof, to the extent of the sum unpaid by the Mortgagee immediately prior to such sale or assignment, to consult from time to time the title company.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums. Borrower shall keep the Property in good repair and shall not permit or permit waste, depreciation or deterioration of the Property and shall comply with the provisions of said Law of this Mortgage is on a household. If this Mortgage is on a condominium, Borrower shall perform all of Borrower's obligations under the declaration of condominium as it pertains to the law and regulation of the condominium project and condominium documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in the Mortgage, or if any action or proceeding is commenced which may affect Lender's interest in the Property, including, but not limited to eminent domain, foreclosure, code enforcement, or assessments or proceedings involving a bankrupt or insolvent, then Lender at Lender's option, upon notice to Borrower, may make such representations, affidavits, and claims and take such actions as are necessary to protect Lender's interest, including, but not limited to disbursement of reasonable attorney's fees and entry upon the Property to make repairs. Any amounts disbursed by Lender pursuant to this paragraph 7 will become additional indebtedness of Borrower secured by the Mortgage. Unless otherwise agreed, such terms of payment, such amounts shall be payable upon notice from Lender to Borrower, in installments, the first and shall bear interest from the date of disbursement at the rate stated in the Note unless payment of interest would otherwise be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permitted by applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or do any set forth under

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

3. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for compensation in lieu of condemnation, are hereby assigned and shall be used to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by the Mortgage and proportionately the proceeds received to that proportionate

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