hereby, and the contents thereof constantly insured as may
be required from time to time by the Mortgagee against loss
by fire and such other hazards, casualties, and contingencies
as may be required by the Mortgagee, including without
limitation, business interruption insurance covering loss of
rents, revenues, income, profits or proceeds from the Premises
or from leases, franchises, licenses, or concessions of all
or any part of the Premises. To obtain and maintain in
force such other insurance coverage as Mortgagor is required
to maintain by law or under any loan commitment or other
separate written agreement between the Mortgagor and the
Mortgagee (the obligations of any such agreement and/or loan
commitment shall survive the execution of this Mortgage). The
Mortgagor shall pay promptly, when due all premiums upon all
such insurance. All such insurance shall be carried in
companies acceptable to the Mortgagee and under policies
approved as to form by the Mortgagee. All such insurance
policies and renewals thereof shall be assigned to and held
by the Mortgagee as collateral and further security for the
indebtedness secured hereby and shall have attached thereto
loss payable clauses in favor of and in form acceptable to
the Mortgagee, without contribution by the Mortgagee, pursuant
to the New York standard or other mortgagee clause acceptable
to the Mortgagee. The amount of coverage under such hazard
insurance policies shall be such as to prevent Mortgagor
from becoming co-insurer under the policy terms or shall be
in the aggregate principal amount of the Mortgage Note and
other notes, if any, secured hereby, whichever is greater;
and, in the event that the terms of any policies or renewals
of insurance hereunder require the Mortgagor to file periodic
statements of values or to take any other action to assure
that it will not become a co-insurer, then the Mortgagor
shall promptly make such filings or take such other action
as may be required to make such assurances, and shall furnish
the Mortgagee with copies of all agreed amount endorsements