

that any amount to be paid by the Mortgagor must be credited against the Mortgagor's obligations under the Credit Agreement, the Mortgagee shall have the right, on 30 days' prior notice to the Mortgagor, to require payment in full of the entire indebtedness secured hereby;

- 3) to keep the Property in good order, repair and condition, damage from casualty expressly not excepted, and not to permit or commit waste on the Property, nor to remove or alter anything which constitutes a part of the Property without the consent of the Mortgagee; and all construction on the Property shall comply with, and each and every part of the Property shall be maintained in accordance with, any lawful requirement or provisions, public or private, relating to the same or the use thereof;
- 4) to keep the Property insured against such casualties as the Mortgagee may from time to time require; and all insurance (with evidence of payment of premiums thereon satisfactory to the holder) required by the Mortgagee to be maintained, together with any other insurance with respect to the Property maintained by the Mortgagor, shall be deposited with, and, except for

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