

Premises or any part thereof to satisfy the same; provided that during such contest Mortgagor shall, at the option of Mortgagee, provide security in form and amounts satisfactory to Mortgagee, assuring the discharge of Mortgagor's obligation hereunder and of any additional charge, penalty or expense arising from or incurred as a result of such contest; provided that Mortgagor shall have been deemed to have satisfied the security provisions of this subsection if security in such forms and amounts has been deposited with the holder of any prior mortgage; and provided further, that if at any time payment of any obligation imposed upon Mortgagor by subparagraph (a) hereof shall become necessary to prevent the delivery of a tax deed conveying the Mortgaged Property or any portion thereof because of non-payment, then Mortgagee may, without any liability to Mortgagor whatsoever, apply such security to the payment of the same, or otherwise pay the same, in sufficient time to prevent the delivery of such tax deed.

SECTION 1.08. (a) Mortgagor will keep, or cause to be kept, the Improvements and Chattels insured for the full insurable value thereof against loss by fire, lightning, windstorm, hail, explosion, aircraft, smoke damage, vehicle damage and other risks from time to time included under "extended coverage" policies and such other risks as Mortgagee may require. Such insurance shall be written by companies of recognized financial standing, satisfactory to Mortgagee, which are authorized to do an insurance business in the State in which the Premises are located, and such insurance shall be in form satisfactory to Mortgagee and shall name as the loss payee thereunder Mortgagor and Mortgagee, as their