

without the prior written consent of the Mortgagee in each instance.

(b) The Mortgagor shall not (i) construct additions to or alter all or part of the Buildings or the Building Equipment, or (ii) construct any new or additional buildings on the Property, without the prior written consent of the Mortgagee in each instance, and then only upon terms and conditions satisfactory to the Mortgagee.

6. Insurance. (a) The Mortgagor shall provide and keep in force for the benefit of the Mortgagee, with respect to the Buildings and Building Equipment, (i) insurance against loss or damage by fire, other hazards covered by so-called "extended coverage," and such other casualties and hazards as the Mortgagee shall require from time to time, (ii) flood insurance, (iii) war risk insurance, when obtainable from the United States government or any agency thereof, (iv) rent insurance, (v) boiler and machinery insurance, (vi) comprehensive general liability insurance against claims for bodily injury, death or property damage, (vii) water damage legal liability insurance and (viii) such other insurance on the Property or any replacements or substitutions thereof, as the Mortgagee may reasonably require. The policies of insurance required by this paragraph 6, shall be in companies, forms and amounts, and for such periods as the Mortgagee shall require from time to time, shall insure the respective interests of the Mortgagor and the Mortgagee, and the insurance proceeds

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