

Upon receipt of the foregoing, the Lender shall promptly execute and deliver any release required to effect such conveyance, grant or agreement and shall apply the consideration, if any, paid therefor in prepayment of the Note or Industrial Revenue Note.

No release effected under the provisions of this section of this Agreement shall entitle Curtron Curtains to any abatement or diminution of the amounts payable under the Note or the Industrial Revenue Note.

SECTION 4.05. Damage and Destruction. Immediately after the occurrence of any damage or loss to the Mortgaged Property in excess of \$5,000, the Corporation shall notify the Lender as to the nature and extent of such damage or loss. If the Corporation shall determine that rebuilding, repairing or restoring is practicable and desirable, the Corporation shall forthwith proceed with such rebuilding, repairing or restoring and shall notify the Lender upon the completion thereof. In such case, any property damage insurance proceeds received in respect of such damage or loss shall be used by the Corporation for payment of, or reimbursement for, the costs of such rebuilding, repairing or restoring. In the event any insurance proceeds are not sufficient to pay in full the costs of such rebuilding, repair or restoration, the Corporation will nonetheless complete the work thereof and will pay that portion of the costs thereof in excess of the amount of said proceeds. If the Corporation determines that rebuilding, repairing or restoring is not practicable and desirable, the Corporation shall notify the Lender and apply all proceeds to the prepayment of the amounts due under the Note or the Industrial Revenue Note as directed by the Lender.

Any balance of the proceeds of any insurance remaining after payment of all the costs of repair, rebuilding or restoration, or if no repair, rebuilding or restoration shall be made, all such proceeds shall be applied by the Corporation to the prepayment of the Note or the Industrial Revenue Note as directed by the Lender. If the Note has been fully paid all such insurance proceeds shall be paid to the Corporation.

SECTION 4.06. Condemnation. In the event that title to or the temporary use of the Mortgaged Property, or any part thereof, shall be taken in condemnation or by the exercise of the power of eminent domain, there shall be no abatement or reduction in the payments required under the Note. Immediately after the occurrence of any such taking of the Plant, the Corporation shall notify the Lender as to the nature and extent of such taking and, as soon as practicable thereafter, notify the Lender whether it is

0739

4328-W-23