

charges, assessments or other governmental charges; and further, MORTGAGOR shall furnish to MORTGAGEE, prior to the date when they would become delinquent, certificates or receipts of the proper officer showing full payment of all such taxes, sewer rents, water charges, assessments and other governmental charges.

6. That is shall pay all debts, claims or other charges that may become liens against the premises, or any part thereof, for repairs or improvements that may have been, or may hereafter be, made on the premises, and shall not permit any lien or encumbrance of any kind (except the lien of this Mortgage and any other lien consented to in writing by MORTGAGEE) to accrue or remain on the premises or any part thereof.

7. MORTGAGOR shall provide and maintain policies of fire insurance and such other insurance upon the premises in such amounts, with such companies, for such period and on such other terms as MORTGAGEE may require and as shall be required under the Lease. MORTGAGOR shall assign and deliver to MORTGAGEE, with satisfactory mortgagee clauses, duplicate originals of all insurance policies of any kind or in any amount now or hereafter issued upon the premises. MORTGAGOR shall give immediate notice in writing to MORTGAGEE of any loss or damage to the premises caused by any casualty. In the event of a default under this Mortgage, the Lease, or under the Promissory Note, full power is hereby conferred on MORTGAGEE to settle and compromise claims under all policies and to demand, receive and give receipts for all monies becoming payable thereunder and to assign all policies to any holder of the indebtedness secured hereby or to the MORTGAGEE of the premises in the event of transfer of title to the premises in extinguishment of the indebtedness secured hereby. In the event of loss (as "Event of Loss" under any of the policies of insurance herein referred to), the proceeds of such policy shall be paid by the insurer to MORTGAGEE which, at its sole and absolute discretion, shall apply the same, wholly or