

(\$500,000.00) per occurrence for bodily injury and One Hundred Thousand Dollars (\$100,000.00) per occurrence for property damage.

Section 2.05. Covenant To Pay Mortgage Tax Installments and Insurance Premiums. Red Roof agrees, when and if requested by the Mortgagee and if there has occurred an event of default hereunder or there exists a condition which upon the lapse of time or notice, or both, could result in an event of default, to pay to the Mortgagee each month a sum equivalent to 1/12th of the annual insurance premiums and the annual installments of assessments and taxes levied against the Mortgaged Property, as estimated by said Mortgagee, the same to be applied by the Mortgagee to or toward the payment of said taxes, assessments or insurance premiums. In case the aggregate amount so paid to the Mortgagee is at any time insufficient to pay in full any said tax assessment or insurance premium which may then be due, Red Roof agrees to pay to the Mortgagee, upon demand, the amount of such deficiency. If said payments shall exceed the entire amount of taxes and insurance premiums at the end of the year, the excess, at the sole option of the Mortgagee, may be applied on account of principal, credited on account of taxes and insurance premiums to be thereafter due on the Mortgaged Property or returned to Red Roof. Such payments may be mingled with the general funds of Mortgagee, who shall not be liable for interest thereon. Red Roof specifically relinquishes any right which Mortgagor may have to be credited with interest. In the event of foreclosure of this Mortgage, such payments shall be credited to the amount of the principal remaining unpaid on said Note, to the extent that they have not been used for the payment of taxes or insurance premiums as provided hereunder.