

2. That this Mortgage shall also secure the Mortgagee for (a) such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes; (b) any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; and (c) any and all other debts or liabilities of Mortgagor to Mortgagee now existing or hereafter arising; and that all sums so advanced, credits made, or amounts owing shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing, and the lien of this mortgage securing such advances or readvances shall be superior to the rights of the holder of any intervening lien or encumbrance.

3. That it will keep the improvements upon said premises constantly and satisfactorily insured by an insurance company or companies to be approved by the Mortgagee, until said Note is paid, against loss by fire and the risks covered under the Extended Coverage Endorsement, in an amount equal to One Million Seven Hundred Fifty Thousand and No/100 (\$1,750,000.00) Dollars. Such policy or policies shall be deposited with and made payable to the Mortgagee by attachment of the long form New York Standard Mortgage Clause for further securing of said Note, and the proceeds thereof shall at the option of the Mortgagee be applied in payment of the indebtedness secured by this Mortgage; provided, however, notwithstanding the option of the Mortgagee to apply the proceeds to said indebtedness if the building(s) are partially or wholly destroyed at such time or under such conditions as to require Mortgagor to restore the building(s) under the terms of the tenants' lease(s), and provided said tenants' lease(s) is(are) not terminated by either party thereto or by its terms, the proceeds shall be held by the Mortgagee and disbursed for the rebuilding, reconstructing and