

title of the Mortgaged Property unto Mortgagee against all claims and demands whatsoever, except as specifically provided hereinabove, and will forever warrant, secure and defend the quiet and peaceful possession of the Mortgaged Property against other claims and demands.

2. Mortgagor at all times will maintain, preserve and keep the Mortgaged Property, and every part thereof, in good repair, working order and condition, and from time to time will make all needful and proper repairs, additions and improvements thereto, and renewals, replacements, extensions and betterments thereof. Mortgagee from time to time may inspect the Mortgaged Property.

3. Mortgagor will pay at or before the same become due all amounts payable on or pursuant to any indebtedness of Mortgagor, or any other party, which may be secured by the Mortgaged Property and be superior in lien or having priority of payment to this Mortgage.

4. Mortgagor will pay and discharge, as they become due and payable, all taxes, assessments and other governmental charges lawfully levied and imposed by the United States of America, or any state, county, municipality or other taxing authority, upon or in respect to the Mortgaged Property, or any part thereof, or any charge which, if unpaid, would become a lien or charge thereon prior or equal to the lien of this Mortgage, or which would have priority or equality in the distribution of the proceeds of any sale of the Mortgaged Property, or any part thereof. In any event, however, Mortgagor shall have the right in good faith to contest any tax, assessment or other charge which is believed to be unjust or illegal. Mortgagor will not suffer any mechanics', laborers', statutory, tax or other lien which might or could be prior or equal to the lien of the Mortgage, to be created or to remain outstanding upon any of the Mortgaged Property. Mortgagee may pay and discharge any such tax, assessment, charge or lien, and the amount so paid, if not repaid forthwith, shall be added to the principal amount owing hereunder, shall be secured by this Mortgage and shall be recoverable as part of the indebtedness hereby secured.

5. Mortgagor will comply with all applicable statutes, requirements, rules, regulations, orders and decrees of the United States of America, and of any state, county, municipal or other governmental authority, except such as may be contested by Mortgagor in good faith, without, in the opinion, of Mortgagee, jeopardizing any part of the Mortgaged Property or the security of Mortgagee hereunder.

6. Mortgagor at all times will provide and maintain, or cause to be provided and maintained, at its expense, adequate insurance policies in such form and amounts, with such insurers and containing such coverages and against such risks to the Mortgaged Property and business as shall be satisfactory to Mortgagee, including, but not limited to, the risks of fire, explosion, extended coverage, including hurricane caused losses. Such policies shall contain provisions satisfactory to Mortgagee for payment to Mortgagee, as its interest may appear, and shall be delivered to Mortgagee concurrently with the execution hereof. Should any loss under such policies be paid by check, draft or other instrument payable to Mortgagor and Mortgagee jointly, Mortgagee may endorse Mortgagor's name thereon and do such other things as it may deem necessary to reduce the same to cash. All loss recoveries received by Mortgagee, at Mortgagee's option may be applied to the indebtedness secured hereby. Upon the failure of Mortgagor to keep and maintain any such insurance, Mortgagee,