

and expense, the amount or the validity thereof by appropriate legal proceedings. Upon the written request of the Mortgagee, the Company shall produce and exhibit to the Mortgagee satisfactory evidence of the payment of any sum required to be paid by the Company pursuant to this Section which has become due and payable.

SECTION 1.10. (a) The Company will maintain or cause to be maintained with respect to the Property and for the benefit and protection of the Company and the Mortgagee, insurance of the character, with the coverage and in the amounts required to be maintained by the Lease, whether or not the Lease shall have terminated. The Company shall deliver or cause to be delivered to the Mortgagee promptly after the execution and delivery of this Mortgage the original or duplicate policies or certificates of the insurers evidencing all of the insurance which is required to be maintained by this Section, and the Company shall deliver or cause to be delivered to the Mortgagee, at least 10 days prior to the expiration of any such insurance, original or duplicate policies or certificates evidencing the renewal of such insurance.

(b) The Company shall not obtain or carry separate insurance concurrent in form or contributing in the event of loss with that required to be furnished by the Company unless the policy evidencing such insurance shall provide a first mortgagee endorsement in favor of the Mortgagee. The Company shall immediately notify the Mortgagee whenever any such separate insurance is taken out and shall promptly deliver to the Mortgagee the policy or policies or certificates evidencing the same.

SECTION 1.11. Within 30 days after the execution and delivery of this Mortgage, the Company will deliver or cause to be delivered to the Mortgagee a policy of mortgage title insurance in the form and subject only to the exceptions heretofore approved by the Mortgagee, which policy shall insure the Mortgagee, from the date of the execution and delivery hereof, against loss up to an amount equal to the principal amount of the Note.