

times called the "note"), together with all interest thereon punctually as and when the same shall become due by the terms thereof and hereof. Mortgagor will observe and perform all of the terms, covenants and agreements on the part of the mortgagor to be observed and performed under this mortgage and the note.

2. Mortgagor shall at all times keep the Mortgaged Property now or hereafter encumbered by the lien of this Mortgage insured as may be reasonably required from time to time by mortgagee against loss by fire, lightning, explosion, tornado, windstorm, and other hazards and casualties covered by the standard Fire and extended Coverage Insurance Policy, with vandalism and malicious mischief endorsements, for such periods and in such amounts as may be reasonably required by mortgagee but for not more than the then full insurable value of the Mortgaged Property and to pay when due all premiums for such insurance. It shall be incumbent upon the mortgagor to maintain such additional insurance as may be necessary to meet and comply fully with all co-insurance requirements contained in said policies to the end that mortgagor is not a co-insurer. Insurance shall be written by a company or companies and in the form or forms approved by mortgagee. No lien upon any of said policies of insurance to the extent applicable to the Mortgaged Property or upon any refund or return premium which may be payable on the cancellation or termination thereof, shall be given to other than mortgagee, except by proper endorsement affixed to such policy and approved by mortgagee. Each policy of insurance shall have affixed thereto a Standard Mortgagee Clause without contribution, making all loss or losses under such policy payable solely to mortgagee as its interest may appear, subject to the rights of the mortgagee under any mortgage prior in lien to this Mortgage. Mortgagee's rights to collect any proceeds pursuant to mortgagee's clause in such policies may not be invalidated by any act or default of mortgagor, and all such policies or certificates of the insurers or of insurance agencies satisfactory to mortgagee showing that such policies with such mortgagee clauses are in force shall be deposited with mortgagee as additional security hereunder ten (10) days prior to the expiration of the then outstanding policies. In the event any sum or sums of money become payable to mortgagee thereunder, mortgagee shall pay it to mortgagor or permit mortgagor to receive it and use it, or any part thereof, on terms and conditions satisfactory to mortgagee, to repair, restore, replace or rebuild the Mortgaged Property, without thereby waiving or impairing any equity or lien, under and by virtue of this Mortgage.

In the event of material loss or material physical damage to the Mortgaged Property, the mortgagor shall give immediate notice thereof by mail to the mortgagee and the mortgagee may make proof of loss if the same is not made promptly by the mortgagor. Mortgagor shall not suffer to be filed against the Mortgaged Property, or any part thereof, any mechanic's, materialman's, laborer's or other lien