

Mortgagor does hereby bind itself and its successors, to warrant and forever defend all and singular the Property unto the said Mortgagee, its successors and assigns, against itself and its successors and any other person whomsoever lawfully claiming or to claim the same, or any part thereof.

The Mortgagor and the Mortgagee covenant and agree as follows:

1. Payment. Mortgagor shall promptly pay any and all sums becoming due and payable by it under and pursuant to the Loan Agreement, as and when the same shall respectively become due and payable.

2. Charges; Liens. Mortgagor shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage. Mortgagor shall promptly furnish to Mortgagee all notices of amounts due under this paragraph; Mortgagor shall promptly furnish to Mortgagee receipts evidencing such payments.

3. Hazard Insurance. Mortgagor shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire and other hazards included within the term "extended coverage", and such other hazards as Mortgagee may require and in such amounts and for such periods as Mortgagee may require.

All insurance policies and renewals thereof shall be in form acceptable to Mortgagee and shall include a standard mortgage clause in favor of Mortgagee. Mortgagee shall have the right to hold the policies or certificates evidencing the policies and renewals thereof. In the event of loss, Mortgagor shall give prompt notice to the insurance carriers and Mortgagee, and Mortgagee may make proof of loss if not made promptly by Mortgagor. All proceeds of insurance shall be paid and applied as provided in the Loan Agreement.