

proceedings or the exercise of any right of eminent domain, the Mortgagor shall promptly restore, replace or rebuild the same to as nearly as possible the value, quality and condition they were in immediately prior to such fire or other casualty or taking, with such alterations or changes as may be approved in writing by the Mortgagee. The Mortgagor shall give prompt notice to the Mortgagee of any damage or destruction to the Property by fire or other casualty, as well as the initiation of any condemnation or eminent domain proceeding affecting the same.

9. Deposits for Impositions and Insurance. Upon notice from the Mortgagee, the Mortgagor shall deposit with the Mortgagee on the first day of each month an amount equal to one-twelfth (1/12th) of (i) the aggregate annual payments for the Impositions, and (ii) the annual insurance premiums on the policies of insurance required to be obtained and kept in force by the Mortgagor under this Mortgage. In addition, upon notice from the Mortgagee, the Mortgagor shall deposit with the Mortgagee such sum of money which, together with such monthly installments, shall be sufficient to pay all the Impositions and insurance premiums at least thirty (30) days prior to the due date thereof. If the amounts of any Impositions are not ascertainable at the time any deposit is required to be made, the deposit shall be made on the basis of the amounts of the Impositions for the prior tax year and, upon the amounts of the Impositions being fixed for the then current year, the