

Casualty with such disbursements being in accordance with and under procedures used in commercial lending practices and requirements of Lender including, without limitation, the prior approval of all plans and specifications and construction contracts with respect to the restoration of the Casualty. Lender shall have no obligation, however, to make any further disbursements if a Default subsequently occurs and is not cured within the time provided herein. All insurance proceeds held by Lender will be held by Lender as additional collateral securing the Indebtedness.

(c) At least ten (10) days prior to the expiration date of each policy maintained pursuant to this Paragraph 1.03, a renewal or replacement thereof satisfactory to Lender shall be delivered to Lender. Borrower shall deliver to Lender receipts evidencing the payment for all such insurance policies and renewals or replacements. The delivery of any insurance policies hereunder shall constitute an assignment of all unearned premiums as further security hereunder. In the event of the foreclosure of this Mortgage or any other transfer of title to the Premises in extinguishment or partial extinguishment of the Indebtedness, all right, title and interest of Borrower in and to all insurance policies then in force shall pass to the purchaser or to Lender, as the case may be, and Lender is hereby irrevocably appointed by Borrower as attorney-in-fact for Borrower to assign any such policy to said purchaser or to Lender, as the case may be, without accounting to Borrower for any unearned premiums thereon.

1.04 Monthly Deposits. At the option of Lender and further to secure the payment of the taxes and assessments referred to in Paragraph 1.02 hereof and the premiums on the insurance referred to in Paragraph 1.03 hereof, Borrower shall