

persons whomsoever lawfully claiming the same or any part thereof and agrees that such expenses and fees as may be incurred in the protection of the premises and the maintenance of the lien of this Mortgage, including the fees of any attorney employed by the Mortgagee in any litigation or proceeding affecting said premises, shall be paid by the Mortgagor and secured by this instrument.

4. That the Mortgagor will keep the improvements now existing or hereafter erected on the mortgaged premises insured against fire and such other hazards as the Mortgagee may from time to time reasonably require, including flood hazard insurance if the premises are ever designated as lying within a flood hazard area, and will also provide such other insurance, including, but not limited to, general liability coverage, as the Mortgagee may from time to time reasonably require and deliver to Mortgagee policies for such insurance in form and amounts, and written by companies, satisfactory to Mortgagee, full power being hereby given to Mortgagee to settle and compromise claims or bring suit to recover thereunder, to apply the net proceeds therefrom, after deducting all costs of collection, including attorney fees, in reduction of the indebtedness hereby secured. Any moneys received by the Mortgagee for loss under any such insurance shall be applied to the reimbursement of the Mortgagor for expenses incurred by it in the restoration of the premises; insurance proceeds not required for such restoration, or not in fact so applied, shall at the option of the Mortgagee, be applied either to the prepayment of the Note or shall be paid over to the Mortgagor.

5. That the Mortgagor will pay all taxes, assessments, water rates, sewer rents and other charges and any prior liens now or hereafter assessed on or levied against the premises or any part thereof; and, on demand of the Mortgagee, will produce to the Mortgagee, not later than ten (10) days before the date on which any taxes, assessments, water and sewer rents and other charges bear interest or penalties, receipts for all such taxes, assessments, water and sewer rents and other charges; and in case of default in the payment thereof as herein provided, it shall be lawful for the Mortgagee, without notice or demand to the Mortgagor, to pay the same or any of them; that the moneys paid by the Mortgagee in discharge of taxes, assessments, water rates, sewer rents

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