

0060

In the event of the passage of any state, federal, municipal or other governmental law, order, rule or regulation, in any manner changing or modifying the laws now in force governing the taxation of debts secured by mortgages or the manner of collecting taxes so as to affect adversely the Mortgagee, the Mortgagor, to the extent allowable by law, shall promptly pay any such tax on or before the due date thereof; and if the Mortgagor fails to make such prompt payment and such default is not remedied within fifteen (15) days after written notice to the Mortgagor from the Mortgagee, then the Mortgagee may, at its option, declare the entire unpaid portion of the Secured Indebtedness to be immediately due and payable, upon giving such notice as may be required by law.

(d) Insurance. The Mortgagor shall continuously maintain insurance with respect to the Mortgaged Property against such risks as are customarily insured against by businesses of like size and character as the business conducted on the Mortgaged Property, paying as the same become due all premiums in respect thereto, including without limitation:

(i) Insurance to the extent of the full replacement cost of the Improvements and Fixtures and Personalty located on the Land against loss or damage by fire and lightning, with broad form extended coverage including damage by windstorm, explosion, aircraft, smoke, sprinkler leakage, vandalism, malicious mischief and such

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