

proceeds shall be applied in accordance with the Loan Agreement.

IT IS AGREED in the Loan Agreement that the Industry at its own expense will cause the mortgaged real and personal property included in the Granted Estate to be kept and maintained under the terms and conditions set forth therein.

IT IS AGREED in the Loan Agreement that the Industry shall pay (subject to Industry's right to contest as specified in the Loan Agreement) all lawful taxes, assessments and other charges upon the real and personal property included within the Granted Estate when the same shall first become payable.

AND IT IS AGREED that if the Industry shall fail to maintain the insurance referred to herein and in the Loan Agreement with respect to the Granted Estate, or shall fail to cause the mortgaged real and personal property included in the Granted Estate to be kept and maintained under the terms and conditions set forth in the Loan Agreement, or shall fail to pay all lawful taxes, assessments and other charges upon the real and personal property included within the Granted Estate, then Mortgagee, its successors or assigns, may, but shall not be obligated to maintain such insurance, keep and maintain the Granted Estate, and pay such taxes, assessments and charges and all payments made and costs incurred by Mortgagee, in connection therewith, shall be secured hereby

