

of the indebtedness; provided, that in respect to any taxes on the Mortgagee's interest in the mortgaged Premises, or on this Mortgage or the money hereby secured, the Mortgagor shall not be required or bound to pay any amount which, together with interest on the indebtedness secured, shall exceed the maximum interest rate allowed by applicable and enforceable law.

4. (a) To keep the Premises and the buildings, improvements, and materials now existing or hereafter erected or placed on the Premises, constantly insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties, and contingencies, including workmen's compensation insurance and business interruption insurance covering loss of rents, revenues, income, profits, or proceeds from leases, franchises, licenses, or concessions of or on any part of the Premises in such amounts and for such periods as may be required by the Mortgagee, and pay promptly, when due, any premiums on such insurance for payment of which provision has not been made hereinbefore. All insurance shall be carried in companies approved by Mortgagee and the policies and renewals thereof shall be assigned to and held by the Mortgagee as collateral and further security for the indebtedness secured hereby and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In the event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, and the Mortgagee may make proof of loss if not made promptly by the Mortgagor and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the damaged property.

(b) In the absence of written direction from Mortgagee, the insurance amount required herein shall not be less than such amount as may be required to prevent Mortgagor from becoming co-insurer under the terms of any applicable policy, or the principal amount of the Note secured hereby, whichever is greater; and