

6. That it shall pay all debts, claims, or other charges that may become liens against the premises or any part thereof for repairs or improvements that may have been, or may hereafter be, made on the premises and shall not permit any lien or encumbrance of any kind (except as may be consented to by Mortgagee) which might become superior to the title of Mortgagee to accrue or remain on the premises or any part thereof.

7. That it shall provide, maintain and deliver to Mortgagee policies of fire insurance and such other insurance as Mortgagee may from time to time require including, without limitation, lightning, windstorm, hail, explosion, riot, civil commotion, strike, aircraft, vehicles, similar damage and malicious mischief and other coverage provided by the Standard Extended Coverage Insurance; as well as public liability insurance (Comprehensive Automobile and General) in companies, form and amounts satisfactory to Mortgagee, upon the buildings and improvements now or hereafter situate on the premises, and shall assign and deliver to Mortgagee with satisfactory mortgagee clauses all insurance policies of any kind or in any amount now or hereafter issued upon the premises. Mortgagor shall give immediate notice in writing to Mortgagee of any loss or damage to the premises caused by any casualty. In the event of a default under this mortgage, full power is hereby conferred on Mortgagee to settle and compromise claims under all policies and to demand, receive and receipt for all monies becoming payable thereunder and to assign all policies to any holder of the indebtedness secured hereby or to the Mortgagee of the premises in the event of transfer of title to the premises in extinguishment of the indebtedness secured hereby. In the event of loss (an "Event of Loss" under any of the policies of insurance herein referred to), the proceeds of such policy shall be paid by the insurer to Mortgagee which, at its sole and absolute discretion, shall apply the same, wholly or partially, after deducting all costs of collection, including a reasonable attorney's fee, either as a payment on account of such part of the indebtedness secured hereby as Mortgagee may elect, without affecting the amount or time for payment of other sums secured hereby, whether or not then due or payable or toward the alteration, reconstruction, repair, or restoration of the premises, either to the portion thereof by which said loss was sustained or any other portion thereof.

8. The rents, income and profits of all and every part of the premises are hereby specifically pledged to the payment of the Secured Indebtedness and all other obligations hereby secured. If default shall be made in the payment of said Secured Indebtedness or any part thereof or in the performance of any covenant or agreement of this mortgage, Mortgagee shall have the right, forthwith and without notice, to the appointment of a receiver (whether or not foreclosure proceedings are instituted) who shall be entitled to enter into and upon the premises, to take possession thereof, and to collect said rent, income and profits, regardless of the adequacy of the security or the solvency of Mortgagor, Mortgagor hereby covenanting that the appointment of such a receiver by any judge of a court of competent

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