

thereof covering the risks provided by this Mortgage to be insured against, bearing satisfactory evidence of payment of all premiums thereon, and, at least 15 days prior to the expiration of each policy required to be provided by the Mortgagor, the Mortgagor will deliver renewal policies to the Mortgagee with appropriate evidence of payment of premiums therefor. The Mortgagor will not permit any condition to exist on the Premises which would wholly or partially invalidate the insurance thereon. The Mortgagee shall have the right to receive the proceeds of any claims made by the Mortgagor, which claims shall be made subject to the terms set forth in the Loan Agreement, and the Mortgagee is hereby irrevocably appointed attorney-in-fact for the Mortgagor for such purpose. Proceeds received by the Mortgagee shall be held by the Mortgagee pursuant to the terms set forth in Section 6.7 of the Loan Agreement. The Mortgagor shall, upon request of the Mortgagee, execute any proofs of loss, receipts, vouchers and releases in connection with such claims. All of the Mortgagor's rights, title, and interest in and to all such policies are hereby assigned to the Mortgagee, including unearned premiums on such policies. In the event the Mortgagor fails to maintain such insurance to the satisfaction of the Mortgagee as herein provided, the Mortgagee may take out the required insurance, and premiums paid thereunder shall become part of the debt secured by this Mortgage and payable as herein provided.

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