

to its business as shall be satisfactory to Mortgagee, including, but not limited to, the risks of fire, explosion, extended coverage, including hurricane caused losses. Such policies shall contain provisions satisfactory to Mortgagee for payment to Mortgagee, as its interest may appear, and shall be delivered to Mortgagee concurrently with the execution hereof. Should any loss under such policies be paid by check, draft or other instrument payable to Mortgagor and Mortgagee jointly, Mortgagee may endorse Mortgagor's name thereon and do such other things as it may deem necessary to reduce the same to cash. All loss recoveries received by Mortgagee, at Mortgagee's option may be applied to the indebtedness secured hereby. Upon the failure of Mortgagor to keep and maintain any such insurance, Mortgagee, without prejudice to any of its other rights and remedies as to Mortgagor, may obtain such insurance in form, for amounts and with insurers satisfactory to Mortgagee, and any amount paid in connection therewith shall be deemed to have been advanced by Mortgagee to Mortgagor, shall be repayable by Mortgagor to Mortgagee forthwith, with interest as provided in the Note, and if not so repaid, shall be added to the principal amount owing hereunder, shall be secured by this Mortgage, and shall be recoverable as part of the indebtedness secured hereby.

7. At any time and from time to time, upon request by Mortgagee, Mortgagor will make, execute and deliver, or cause to be made, executed and delivered to Mortgagee, and where appropriate, will cause to be recorded or filed and from time to time thereafter to be re-recorded or re-filed, at such time and in such offices and places as shall be deemed desirable by Mortgagee, any and all such other and further mortgages, instruments of further assurance, certificates, financing statements, security agreements and other documents as, in the opinion of Mortgagee or its counsel, may be necessary or reasonably desirable in order to effectuate, complete and perfect, or to continue and preserve (a) the obligations of Mortgagor under said Promissory Note and this Mortgage, and (b) the lien of this Mortgage as a lien and security interest upon all the Mortgaged Property, whether now owned or hereafter acquired by Mortgagor. Upon any failure by Mortgagor so to do, Mortgagee may make, execute, record, file, re-record or re-file any and all such mortgages, instruments, certificates, financing statements, security agreements and instruments for and in the name of Mortgagor, and Mortgagor hereby irrevocably appoints the person then holding the office of President of Mortgagee to be the agent and attorney-in-fact of Mortgagor so to do. Any and all expenses of Mortgagee in connection therewith shall be added to the principal amount owing hereunder and shall be secured by this Mortgage.

8. Mortgagor will forthwith reimburse Mortgagee, upon demand, for all expenses, including attorneys' reasonable fees, incident to the enforcement, protection and preservation, and any attempt thereat, of all the rights of Mortgagee under the Note and this Mortgage. The amount of such expenses, if not repaid forthwith, shall be added to the principal amount owing hereunder, shall be secured by this Mortgage and shall be recoverable as part of the indebtedness hereby secured.

9. All property which hereafter may become affixed or attached to the Mortgaged Property, and all personal property of the kind included in the Mortgaged Property, which hereafter is acquired by Mortgagor and placed upon or used in connection with the Mortgaged Property, shall forthwith, and without further act, become subject to this Mortgage and to the security interest of Mortgagee hereunder.

10. Mortgagor will keep its books and accounts in accordance with generally accepted accounting principles, and from time to time, at

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