

in effect, such insurance company is hereby authorized and directed to make payment for such loss directly to D-X, which shall apply the insurance proceeds as provided in the lease. In the event of foreclosure of this Mortgage or other transfer of title to the mortgaged property in lieu of foreclosure, all right, title and interest of Mortgagor in and to the insurance policies then in force shall pass to the purchaser or grantee. Mortgagor will deliver or cause to be delivered to Mortgagee on or before March 15, 1959 and on or before each March 15 thereafter a certificate executed by an officer of D-X containing a statement to the effect that as of the end of the preceding February, the above required insurance was carried on the Facilities and shall contain a statement of the insurance in effect on such Facilities which shall list with respect to each insurance policy (1) the name of the insurer, (2) policy number, (3) amount of coverage, (4) type of insurance, (5) expiration date and (6) payee.

4. If an award in condemnation be made with respect to all or any part of the property subject hereto, the entire amount of such award attributable to Mortgagor's and Mortgagee's interest shall be paid directly to Mortgagee rather than to Mortgagor and Mortgagee jointly, and the condemning authority is hereby authorized and directed to make such payment accordingly. The proceeds of any such award, or any portion thereof, shall be applied by Mortgagee at its option either to reduction of the indebtedness secured hereby or to the restoration or repair of the property, provided, however, that so long as the lease remains in effect, such condemning authority is hereby authorized and directed to make such payment to D-X, which shall apply the proceeds as provided in the lease. Mortgagor will execute such instruments and take such action as may be necessary to enable D-X to receive such proceeds to which it is entitled pursuant to the preceding sentence.

5. If, notwithstanding the foregoing provisions, payment of any proceeds on account of insurance or condemnation is made to Mortgagor directly or to Mortgagor and Mortgagee jointly, Mortgagor shall immediately transfer and deliver, or cause to be transferred and