

fixtures conveyed hereby insured against loss or damage by fire and the hazards or perils covered by the extended coverage endorsement, boiler explosion, and other casualties which may be required by Mortgagee in companies and amounts satisfactory to Mortgagee during the existence of the debt secured hereby, and will keep all such policies of insurance of whatever nature constantly assigned, pledged and delivered to Mortgagee with the premiums thereon fully paid; and for further securing the payment thereof, hereby confers upon Mortgagee full power to settle and compromise all losses covered by said insurance together with the right to demand, receive and receipt for all moneys becoming payable thereunder, the same to apply at the option of Mortgagee toward the payment of said Note or the repair, restoration or rebuilding of said premises.

5. That it will keep all improvements and fixtures now or hereafter on said premises in good order and repair, and will not permit waste thereon, nor remove any of the improvements or fixtures located on said premises, nor do or permit to be done any act whereby the property conveyed hereby shall become less valuable.

6. In event of default in the payment of principal, interest or any other sum secured by this Mortgage, or in default of performance by Mortgagor of any of the covenants and agreements herein set forth, or in case the Mortgagee shall become a party, either as a plaintiff or defendant, to any suit or legal proceeding by reason of this Mortgage in relation to property conveyed or protection of its lien thereon, such expense and fees as may be incurred by reason thereof shall be paid by Mortgagor and secured by this instrument to the extent provided by law.

7. That none of the improvements, fixtures or articles of personal property now or hereafter attached to or used in the operation of the premises shall be removed unless replaced with similar property of equal or greater value, and no building now or hereafter on the premises shall be materially, structurally altered without the written consent of Mortgagee.

8. Upon the actual or threatened demolition or removal of any of the improvements now or hereafter on said premises or the condemnation of all or any part of the property conveyed hereby, the whole principal sum shall, at the option of Mortgagee, at once become due and payable and Mortgagor hereby assigns to Mortgagee, as