

agency thereof, with loss, if any, payable to Mortgagee, or its successors and assigns, pursuant to the provisions of the New York Standard Mortgage Clause, and while any part of the indebtedness secured hereby remains unpaid, shall keep said policies constantly assigned, pledged, and delivered to Mortgagee for further securing the payment of the indebtedness secured hereby. If said premises be destroyed or damaged and provided there is then no default hereunder or under the note secured hereby, Mortgagee shall make available to Mortgagor the net proceeds of any insurance collected by it for such loss for the purpose of repair or reconstruction under the following conditions:

1. Mortgagee may at all times retain an amount sufficient to pay for completion of repairs or reconstruction.
2. Advances shall be made upon architect's certificates.
3. Work must be commenced within 90 days after the insurance loss is collected.
4. Mortgagee reserves the right to insist upon such reasonable safeguards as are customarily required by institutional lenders under similar situations in the State of Kansas.

Mortgagor hereby confers upon Mortgagee, in the event of foreclosure, power and authority to assign to the purchaser at foreclosure sale the unexpired term of any and all such policies.

SEVENTH: Mortgagor covenants that Mortgagor will pay before the same becomes delinquent all taxes, assessments, and public charges now or at any time hereafter assessed against or becoming a lien upon the real estate described in Clause 1 hereof, and that if requested in writing to do so Mortgagor will pay to Mortgagee monthly one-twelfth of the estimated annual tax on the real estate described in said Clause 1, which payments shall be accumulated and held by Mortgagee for the purpose of paying such taxes. If the taxes shall amount to more than the funds accumulated therefor, then Mortgagor shall pay Mortgagee the balance necessary to pay such taxes on or before December 1 each year. Such tax deposits may be commingled with Mortgagee's other funds