thereof and all gross production, severance and similar taxes, imposed or assessed with respect to or measured by or charged against production attributable to the mortgaged property.

(g) Unless the Bank shall first give its written consent thereto, the Grantor will not surrender, abandon, sell, convey, assign, or otherwise dispose of, or lease, sublease, pool or unitize, any of the mortgaged property and will not remove or permit to be removed any of the mortgaged property from the county in which the same is now located. Upon any pooling or unitization so consented to, the lien and security interest created hereby shall apply to the interest of the Grantor in the unit so formed attributable to such portion of the mortgaged property as is included in such unit. The Grantor will keep the mortgaged property at all times free, clear and discharged from all liens, security interests, charges, encumbrances or assessments (other than the lien and security interest created by this instrument) unless the Bank shall have given its written consent thereto. The Grantor shall promptly pay or cause to be paid all laborers and materialmen furnishing labor or material to the mortgaged property, but nothing herein shall be deemed a waiver of the priority hereof as against the claims of any such laborer or materialman or to give any such laborer or materialman any rights hereunder or any right of action upon this covenant.

(h) The Grantor will at all times keep or cause to be kept such of the mortgaged property as is of an insurable nature insured against loss or damage by fire, tornado and such other casualties as are usually insured against to the extent that insurance can be obtained thereon in companies and amounts and with loss payable clauses acceptable to the Bank and on demand of the Bank will deliver such policies to the Bank. In the event of any damage or loss of any kind to any of the mortgaged property resulting from any cause whatever, such damage or loss shall be repaired or remedied forthwith unless the same is unnecessary to the protection or preservation of the mortgaged property. The Grantor will also maintain or cause to be maintained such liability, property damage and other insurance as is usually maintained by companies operating properties similar to the mortgaged property as may reasonably be requested from time to time by the Bank.

(i) If the title or the rights of the Bank in or to any of the mortgaged property shall be endangered, or shall be attacked directly or indirectly (including but not limited to any claim arising out of the receipt, application or disbursement by the Bank of any of the proceeds of the sale of production from the mortgaged property), or if any legal proceedings are instituted against the Grantor or the Bank with respect thereto, the Grantor will promptly give written notice thereof to the Bank and at the Grantor's cost and expense will take such action as may be necessary or proper to remedy and cure any defect or claimed defect that shall have given rise to such danger, attack or legal proceedings and to prosecute or defend all such suits, actions or