

AND the Mortgagor does hereby bind itself and its successors and assigns, to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the Mortgagee, its successors and assigns, from and against the Mortgagor and its successors and assigns, and all other persons lawfully claiming or to claim the same or any part thereof.

AND the Mortgagor covenants with the Mortgagee as follows:

1. The Mortgagor will pay the indebtedness, as hereinbefore provided.

2. The Mortgagor will keep the buildings and improvements now or hereafter erected on the mortgaged premises and all personal property covered by this mortgage insured against loss and damage by fire and by such other hazards and under forms of policies (including standard mortgagee clause unless otherwise required) satisfactory to the Mortgagee; will deliver all such policies or certificates of insurance with respect to such policies and, at least 15 days prior to their expiration dates, all renewals thereof to the Mortgagee; and will pay all premiums thereon. The Mortgagee may on behalf of the Mortgagor collect and receive the proceeds thereof and is hereby irrevocably appointed attorney-in-fact for the Mortgagor for such purposes, and may deduct from such proceeds any expense so incurred by it, and may at its option either apply such proceeds in reduction of the debt secured hereby, whether then matured or not, or release such proceeds to the Mortgagor in whole or in part upon conditions satisfactory to the Mortgagee. Upon any default hereunder all of the Mortgagor's right, title and interest in and to all such policies are hereby assigned to the Mortgagee, including unearned premiums on such policies.

3. The Mortgagor will not abandon said premises or cause or permit any waste.

4. The Mortgagee, in any action to foreclose this Mortgage, shall be entitled to the appointment of a receiver of the rents and profits of said premises, which receiver may enter upon and take possession of the property subject to this Mortgage or any part thereof and do and perform such reasonable acts of repair or protection as may be reasonably necessary or proper to conserve the value thereof, collect the rent under existing leases, rent or lease the same or any part thereof for such reasonable rental and reasonable term and upon such reasonable conditions as its judgment may dictate and collect and receive the rents, issues