

h) Insurance.

Mortgagor will keep the improvements now existing or hereafter erected on the Premises insured as may be required from time to time by the mortgagee with a multi-peril hazard insurance policy, in such amounts and for such periods as reasonably may be required by the mortgagee and will promptly pay when due any premiums on such insurance. All such insurance shall be carried in companies satisfactory to mortgagee and the original policy and renewals thereof shall be deposited with and held by mortgagee and have attached thereto standard non-contributing mortgagee clause (in favor of and entitling mortgagee to collect all proceeds payable under such insurance), as well as standard waiver of subrogation endorsement, all to be in form acceptable to mortgagee. Mortgagor shall not carry separate insurance, concurrent in kind or form or contributing, in the event of loss, with any insurance required hereunder. In the event of a change in ownership of the Premises (in its entirety) immediate notice thereof by mail shall be delivered to all insurers and in the event of loss or upon receipt of cancellation notice mortgagor will give immediate notice to the mortgagee. If any such insurance policy be subject to cancellation or be endorsed or sought to be endorsed to effect a material change in coverage for any reason whatsoever, such insurer will promptly notify mortgagee and such cancellation or change shall be effective as to mortgagee not sooner than thirty (30) days after receipt by mortgagee of such notice. Mortgagor hereby authorizes mortgagee to participate in the collection, adjustment and compromise of any losses under any of the insurance aforesaid and after deducting costs of collection to apply the proceeds to restoring the improvements, as hereinafter provided. In the event of foreclosure of the mortgage, or other transfer of title to the premises in extinguishment of the Indebtedness, all right, title and interest of mortgagor, in and to any insurance policies then in force, shall pass to the purchaser/grantee. In the event of damage to the Mortgaged Property prior to disbursement of the full principal sum secured hereby no further disbursement shall be required until such damage is repaired or satisfactory arrangements made therefore. Mortgagee may, but shall not be obligated to, make premium payments to prevent such cancellation. All money paid or expended by mortgagee in that regard, together with interest thereon from day of such payment at the Note Rate set forth in the Note, shall be additional Indebtedness secured hereby and shall be immediately due and payable by mortgagor. In addition, mortgagor shall furnish to mortgagee originals of each such policy at the time of execution hereof, and copies of each renewal policy not less than thirty (30) days prior to the expiration of the original policy or the preceding renewal policy (as the case may be), together with receipts or other evidence that the premiums thereon have been paid, and furnish to mortgagee on or before one hundred twenty (120) days after the close of each fiscal year of mortgagor the amounts of insurance maintained in compliance with this subsection, of the risks covered by such insurance and of the insurance company or companies which carry such insurance. In addition, mortgagor shall carry and maintain such other liability and indemnity insurance as may be required from time to time by mortgagee. Certificates or policies of any such insurance as may be required from time to time by mortgagee, premiums prepaid, shall be deposited with mortgagee and shall provide for not less than thirty (30) days prior notice to mortgagee prior to any cancellation thereof. In the event mortgagor fails to take out any insurance required in this Section or to continue the same in force, then mortgagee shall have the option, without demand or notice to mortgagor, to

