

Mortgagee as herein provided, the Mortgagee may (but shall not be required to) take out the required insurance, and premiums paid thereunder shall become part of the debt secured by this Mortgage and payable as herein provided.

- (b) In the event of a foreclosure of this Mortgage, or upon any sale under the Mortgage pursuant to judicial proceedings or otherwise, the purchaser of the Property shall succeed to all of the rights of the Mortgagor, including any right to unearned premiums, in and to all policies of insurance which the Mortgagor is required to maintain under this paragraph 7 and to all Proceeds of such insurance.
- (c) If the Building or the Building Equipment shall be damaged or destroyed, in whole or in part, by fire or other casualty, then: (i) the Mortgagor shall forthwith proceed with the restoration of the Building and the Building Equipment on the remaining portion of the Premises in accordance with the provisions of this Mortgage and shall continue to perform and observe all of the Obligations throughout any period of restoration or reconstruction and until the Obligations are fully paid or performed; and (ii) the Mortgagee shall, so long as the Mortgagor shall not at the time be in default hereunder, make all or part of the Proceeds available to pay or reimburse the Mortgagor for the cost of such restoration or reconstruction in a manner and on conditions reasonably satisfactory to the Mortgagee. Upon completion of the restoration of the Building and Building Equipment, any portion of the Proceeds not used for the restoration of the Building and Building Equipment shall, at the option of