

V

That they will pay the rental reserved in said permit agreement and in any and all leasehold agreements covering leased property or in any renewal or extension of any thereof or substitution therefor, at the times and in the manner therein provided, and will otherwise keep, perform and observe all the covenants, terms and conditions in said permit agreement and leasehold agreements or in any renewal or extension of any thereof or substitution therefor contained on the part of the lessee therein to be kept, performed or observed, so as to maintain said permit agreement and leasehold agreements and any renewal or extension of any thereof or substitution therefor in good standing, and preserve all of the Mortgagors' rights as occupant or lessee thereunder at all times during the balance of the term or terms of said permit agreement or leasehold agreements or of any extension or renewal of any thereof or substitution therefor.

VI

That they will keep said mortgaged property insured as may be required from time to time by the Mortgagee against loss or damage by fire and other hazards, casualties and contingencies, in such amounts and for such periods as may be required by the Mortgagee, with loss, if any, payable to the Mortgagee under mortgagee clause satisfactory to the Mortgagee, and will pay promptly when due any premiums on such insurance and deliver the premium receipts to the Mortgagee. All such insurance shall be effected with responsible insurance companies satisfactory to the Mortgagee and all policies of insurance covering any of the mortgaged property shall be delivered to and retained by the