

It being hereby understood and agreed, that this insurance, as to the interest of the Mortgagee or Trustee, only therein, shall not be invalidated by any act or neglect of the Mortgagor or owner of the property insured, nor by the occupation of the premises for purposes more hazardous than are permitted by the terms of this policy. *Provided*, that in case the Mortgagor or owner neglects or refuses to pay any premium due under this policy, then, on demand, the Mortgagee or Trustee shall pay the same. *Provided also*, that the Mortgagee or Trustee shall notify this Company of any change of ownership or increase of hazard which shall come to his, or their, knowledge, and shall have permission for such change of ownership or increase of hazard duly indorsed on this policy. And *provided further*, that every increase of hazard not permitted by the policy to the Mortgagor or owner shall be paid for by the Mortgagee or Trustee on reasonable demand, and after demand made by this Company upon, and refusal by the Mortgagor or owner to pay, according to the established schedule of rates. It is, however, understood that this Company reserves the right to cancel this policy, as stipulated in the printed conditions in said policy; and also to cancel this agreement on giving ten days' notice of their intention to the Trustee or Mortgagee named therein, and from and after the expiration of the said ten days (426) this agreement shall be null and void. It is further agreed, that in case of any other insurance upon the property hereby insured, then this Company shall not be liable under this policy for a greater portion of any loss sustained than the sum hereby insured bears to the whole amount of insurance on said property, issued to or held by any party or parties having an insurable interest therein. (626). It is also agreed, that whenever the Company shall pay the Mortgagee or Trustee any sum for loss under this policy, and shall claim that as to the Mortgagor or owner, no liability therefor existed, it shall at once and to the extent of such payment be legally subrogated to all the rights of the party to whom such payments shall be made, under any and all securities held by such party for the payment of said debt. But such subrogation shall be in subordination to the claim of said party for the balance of the debt so secured. Or said Company may, at its option, pay the said Mortgagee or Trustee the whole debt so secured, with all the interest which may have accrued thereon to the date of such payment, and shall thereupon receive from the party to whom such payment shall be made an assignment and

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