

SCHEDULE OF ADDITIONAL PROVISIONS
CMHC Insured Mortgages

This is a Schedule to a Mortgage between:

And Peoples Credit Union Limited:

INSURANCE PROVISIONS

Non-Condominiums

If the Charged Premises are not part of a condominium the insurance provisions set out in paragraph 2(vi) of Standard Charge Terms No. 201011 will not apply and the following will apply to the Charge:

The Chargor (including his heirs, executors, administrators, successors or assigns) shall, and during the continuance of the Charge, at its sole cost and expense, take out and keep in full force and effect, insurance in an amount not less than one hundred percent (100%) of the full replacement cost thereof, with coverage against, at least the perils of fire, and standard extended coverage on each and every building on the Charged Premises and which may hereafter be erected thereon, both during erection and thereafter. Each policy of insurance shall provide that loss, if any, shall be payable to the Charge as its interest may appear and shall contain the standard mortgage clause approved by the Chargee. The Chargor will assign, transfer and deliver unto the Chargee, certificates of insurance or, if required by the Chargee, certified copies of each such insurance policy, as soon as practicable after the placing of the required insurance. All such policies shall contain an undertaking by the insurers to notify the Chargee in writing not less than fifteen (15) days prior to any material change, cancellation, failure to renew, or termination thereof. If the Chargor fails to take out or to keep in force any such insurance, or should any such insurance not be approved by the Chargee, and should the Chargor not rectify the situation within five (5) days after written notice by the Chargee to the Chargor, the Chargee has the right, without assuming any obligation in connection therewith, to effect such insurance at the sole cost and expense of the Chargor. If the Chargee is obligated to pay any premiums or sums of money for insurance for the premises or any part thereof the amount of such payment shall be added to the debt secured by the Charge and shall bear interest at the same rate applicable to principal as set out in the Charge from the time of such payments and shall be payable at the time appointed for the next ensuing paying of interest on the said debt. On the happening of any loss or damage, the Chargor shall furnish at his own expense all necessary proofs and do all necessary acts to enable the Chargee to obtain payment of the insurance moneys and the production of the Charge shall be sufficient authority for the said insurance company to pay any loss to the Chargee. Any insurance moneys received may, at the option of the Chargee, be applied in rebuilding, reinstating or repairing the mortgaged premises or be paid to the Chargor or any other person appearing by the registered title to be or to have been the owner of the Charged premises or be applied or paid partly in one way and partly in another, or it may be applied, in the sole discretion of the Chargee, in whole or in part on the Charge debt or any part thereof whether due or not then due.

Condominiums

If the Charged Premises are part of a condominium the insurance provisions set out in paragraph 2(vi) of Standard Charge Terms No.201011 will not apply and the following will apply to the Charge:

The Chargor (including his heirs, executors, administrators, successors or assigns) or the Condominium Corporation or both shall, and during the continuance of the Charge, at its sole cost and expense, take out and keep in full force and effect, insurance in an amount not less than

one hundred percent (100%) of the full replacement cost thereof, with coverage against, at least the perils of fire, and standard extended coverage on each and every building on the Charged Premises and which may hereafter be erected thereon, both during erection and thereafter. Each policy of insurance shall provide that loss, if any, shall be payable to the Chargee as its interest may appear and shall contain the standard mortgage clause approved by the Chargee. The Chargor and Condominium Corporation will assign, transfer and deliver unto the Chargee, certificates of insurance or, if required by the Chargee, certified copies of each such insurance policy, as soon as practicable after the placing of the required insurance. All such policies shall contain an undertaking by the insurers to notify the Chargee in writing not less than fifteen (15) days prior to any material change, cancellation, failure to renew, or termination thereof. If the Chargor fails to take out or to keep in force any such insurance, or should any such insurance not be approved by the Chargee, and should the Chargor not rectify the situation within five (5) days after written notice by the Chargee to the Chargor, the Chargee has the right, without assuming any obligation in connection therewith, to effect such insurance at the sole cost and expense of the Chargor. If the Chargee is obligated to pay any premiums or sums of money for insurance for the premises or any part thereof the amount of such payment shall be added to the debt secured by the Charge and shall bear interest at the same rate applicable to principal as set out in the Charge from the time of such payments and shall be payable at the time appointed for the next ensuing paying of interest on the said debt. On the happening of any loss or damage, the Chargor or the Condominium Corporation or both shall comply fully with the terms of the policy, or policies, of insurance and without limiting the generality of the obligation of the Chargor to observe and perform all the duties and obligations imposed on him by the *Condominium Act* and the Declaration and By-Laws of the Condominium Corporation as hereinafter provided, shall comply with the insurance provisions of the Declaration; and shall be entitled but shall not be obligated to insure the said buildings or any of them; and the Chargor as a member of the Condominium Corporation shall seek the full compliance by the Condominium Corporation of the aforementioned covenants.

INSPECTION

The Chargee or agent of the Chargee or agent of Canada Mortgage and Housing Corporation (hereinafter called "CMHC"), may, at any time, before and after default, and for any purpose deemed necessary by the Chargee or CMHC, enter upon the said lands to inspect the lands and buildings thereon. Without in any way limiting the generality of the foregoing, the Chargee or CMHC (or their respective agents) may enter upon the said lands to conduct any environment testing, site assessment, investigation or study deemed necessary by the Chargee or CMHC and the reasonable costs of such testing, assessment, investigation or study, as the case may be, with interest at the Charge rate, shall be payable by the Chargor forthwith and shall be a Charge upon the said lands. The exercise of any of the powers enumerated in this clause shall not deem the Chargee, CMHC or their respective agents to be in possession, management or control of the said lands and buildings.

NATIONAL HOUSING ACT

The Charge is made in pursuance of the *National Housing Act*.

DEFINITION OF INTEREST ADJUSTMENT DATE

Notwithstanding section 5(vii) of Standard Charge Terms No. 201011, the definition of the Interest Adjustment Date as described in section 36(1) of the *National Housing Loan Regulations* shall apply to the term wherever it is used in this Charge.