

this mortgage and all expenses, including reasonable attorney's fees (10% of the unpaid principal and interest if permitted by law), incident to the enforcement, protection and preservation of any right or claim of the Mortgagee under this Mortgage, the note secured hereby or any other agreements made in connection herewith, and such expenses and attorney's fees shall constitute an additional lien upon the mortgaged premises referred to herein concurrent with and collectible in the same manner as the main indebtedness secured hereby.

(6) That it will permit the Mortgagee or its appointed agents to go upon the mortgaged premises at any time and without notice for the purpose of inspecting said mortgaged premises.

(7) That it will comply with all acts, rules, regulations, and orders of any legislative, administrative or judicial body or official applicable to the mortgaged premises or any part thereof, or to the Mortgagor or to the operation of its business; provided, however, that the Mortgagor may contest any acts, rules, regulations, orders and directions of the bodies or officials referred to in this paragraph in any reasonable manner which will not, in the opinion of the Mortgagee, adversely affect its rights.

(8) That if at any time any part of said debt, or interest thereon, be past due and unpaid, the Mortgagor does hereby assign the rents and profits of the above-described premises to said Mortgagee, its successors and assigns, and agrees that any Judge of a court of competent jurisdiction, State or Federal, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.