

AND IT IS AGREED, by and between the said parties, that, should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagee, its successors or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceeding, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debts secured hereby.

AND IT IS AGREED, by and between the said parties, that no building on the premises be removed or demolished without the consent of the mortgagee; and that the whole of said principal sum advanced by the mortgagee, or of the said note or notes, if the same shall have been purchased by the mortgagee, shall become due at the option of the mortgagee upon the actual or threatened demolition or removal of any building erected or to be erected upon said premises, or if the buildings on said premises are not maintained in reasonably good repair after notice of the condition of the building is given to the mortgagor, or upon the failure of any owner of said premises to comply with the requirements of any Governmental department claiming jurisdiction within three (3) months after the order making such requirements has been issued by said department, or upon the failure of any owner of the said premises to comply with all statutes, orders, requirements or decrees relating to said premises by any Federal, State or Municipal authority.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its successors or assigns, including a reasonable counsel fee (of not less than ten per cent (10%) of the amount involved), shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.