

-3-

mention herein of "Mortgagor" or "Mortgagee" shall include the successors or assigns of the party or parties so designated.

The Mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby, an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay as they become due, all taxes, assessments, and similar charges upon the premises subject thereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under the paragraph shall be deemed a default in payment of taxes, assessments or similar charges hereunder. Without limitation of the foregoing, "similar charges" shall include premiums for hazard insurance. The said deposits shall bear no interest and may be commingled with mortgagee's funds.

It is further covenanted and agreed that no existing or future lease for a term in excess of two years or at an annual rent in excess of \$5,000.00, or which affects more than 10 per cent of the gross income of the premises or property or any part thereof, shall be canceled, surrendered, or modified without the written consent of the holder of the note hereby secured.

It is further covenanted and agreed that a default in the performance of any covenant of the Mortgagor in any lease assigned to the Mortgagee as additional or collateral security hereto, by reason of which default the tenant has the right to cancel such lease, or to claim any diminution of or offset against future rents, shall, at the option of the mortgagee or its successors or assigns, constitute a default under this mortgage and the note which it secures, and the mortgagee or its assigns shall have all the same rights and remedies herein as if such default had occurred on this mortgage or the note which it secures.

Any award for damages upon exercise of power of eminent domain by any party empowered to exercise that power, whether such damages be for the taking of any part of the premises conveyed, or any interest therein or damages thereto, shall be payable to the mortgagee with option to apply any sum so received to the indebtedness hereby secured, or to release the same to the mortgagor or successors in interest without thereby incurring any liability to junior encumbrances or other parties.

Mortgagor shall furnish to Mortgagee each year within three months after the end of each fiscal year a statement of income and expenses certified by a Certified Public Accountant usually employed by Mortgagor.

In the event Mortgagor or its agent receives from any tenant or occupant of the premises rental or security deposits in excess of the normal rental for two months, at the option of Mortgagee, and upon written request, such excess rental or security deposit will be deposited with and pledged to the Mortgagee; such excess deposits shall constitute additional security for the indebtedness herein secured and may be sold with the other security in the event of foreclosure and sale.

And the said Mortgagee, its successors, legal representatives or assigns, shall also be at liberty, immediately after any such default, upon a complaint filed or any other proper legal proceeding being commenced for the foreclosure of this mortgage, to apply for, and the said Mortgagee shall be entitled as a matter of right, without consideration of the value of the mortgaged premises as security for the amounts due the Mortgagee, or of the solvency of any person or persons bonded for the payment of such amounts, to the appointment by any competent court or tribunal, without notice to any party, of a Receiver of the rents, issues, and profits of the said premises with the power to lease the said premises, or such part thereof as may not then be under lease, and with such other powers as may be deemed necessary, who, after deducting all proper charges and expenses attending the execution of the said trust as Receiver, shall apply the residue of the said