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AND IT IS AGREED by and between the parties hereto that the said mortgagor, its successors and assigns, shall keep the warehouse erected or to be erected on said premises insured against loss or damage by fire, for the benefit of the said mortgagee, in such amount and in such company as shall be satisfactory to the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof, the said mortgagee, its successors and assigns, may effect such insurance and reimburse itself under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurer, that the said mortgagee, its successors or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid a sum equal to the amount of the debt secured by this mortgage. R

AND IT IS AGREED by and between the said parties that, if the said mortgagor, its successors and assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse itself under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED by and between the said parties that, upon any default being made in the payment of the interest on the said Note, or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally first become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED that, if the holder of the Note secured hereby is compelled to pay any taxes upon the debt represented by said Note, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, that then the entire amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said mortgagee, its successors or assigns, although the period for its payment may not then have expired.

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 proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits toward the payment of the debts secured hereby.

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 any 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, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these presents, that when the said mortgagor, its successors and assigns, shall pay, or cause to be paid unto the said mortgagee, its successors