

the said premises unto the said Pittsburgh National Bank, its successors and assigns, from and against itself and its successors, lawfully claiming, or to claim the same, or any part thereof.

IT IS AGREED in the Lease Agreement that the Lessee shall keep the mortgaged real and personal property insured, inter alia, against loss and damage from fire and extended coverage hazards for the benefit of the said Mortgagee. In default thereof, the said Mortgagee, its successors or assigns, may effectuate such insurance and reimburse themselves under this Mortgage for the expense thereof, with interest thereon from the date of its payment at the rate of Seven Per Centum (7%) per annum. And it is further agreed, in the event of other insurance and contribution between the insurers, 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 insured by this Mortgage.

IT IS AGREED in the Lease Agreement that the Lessee shall pay (subject to Lessee's right to contest) all lawful taxes, assessments and other charges upon the said premises when the same shall first become payable. In default thereof the said Mortgagee, its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this Mortgage for the sum so paid, with interest thereon from the date of such payment at the rate of Seven Per Centum (7%) per annum.

AND IT IS AGREED by and between the said parties that upon any default made in the payment of the interest on or the principal of the said Note, when the same shall become payable, then the entire amount of the debt secured or intended to be