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and cure any such violation, and the amount of such payment and the expenses incurred by Mortgagee in obtaining such discharge and curing any such violation shall thereupon be secured by this Mortgage and become a lien on the Mortgaged Property; and that the payment by Mortgagee of any such sums shall not constitute a waiver, in any way, of a default hereunder; and that Mortgagor will repay the amount of such payment and such expenses to Mortgagee together with interest thereof at the rate of twelve per centum (12%) per annum within ten (10) days after demand for said payment is made by Mortgagee to Mortgagor.

5. The Mortgagor immediately upon obtaining knowledge of the institution of any proceedings for the condemnation of the Property or any portion thereof, will notify the Mortgagee of the pendency of such proceedings. The Mortgagee may participate in any such proceedings, and the Mortgagor from time to time will deliver to the Mortgagee all instruments requested by it to permit such participation.

6. That, notwithstanding any taking by eminent domain, alteration of the grade of any street or other injury to or decrease in value of the Mortgaged Property by any public or quasi-public authority or corporation, Mortgagor shall continue to pay interest at the rate provided in the Note until any such or payment shall have been actually received by Mortgagee and any reduction in the principal sum resulting from the application by Mortgagee of such award or payment as hereinafter set forth shall be deemed to take effect only on the date of such receipt; that said award or payment may be applied, in such proportions and priority as Mortgagee may elect, within its sole discretion, to the payment of principal, whether or not then due and payable, or any sums secured by this Mortgage and/or to payment to Mortgagor, on such terms as Mortgagee may specify, to be used for the sole purpose of altering, restoring or rebuilding any part of the Mortgaged Property which may have been altered, damaged or destroyed as a result of any such taking, alteration of grade, or other injury to the Mortgaged Property; and that, if prior to the receipt by Mortgagee of such award or payment the Mortgaged Property shall have been sold on foreclosure of this Mortgage, Mortgagee shall have the right to receive said award or payment to the extent of the Mortgage