

to be made or installed, any alterations, additions, improvements, fixtures, appliances or equipment of any nature to or in the Realty, without obtaining the prior written consent of Mortgagee, which consent Mortgagee hereby reserves the right to refuse to grant; will not make, suffer or permit any nuisance to exist on the Mortgaged Property; will permit Mortgagee or its agents, at any reasonable times to enter upon the Realty and the Improvements for the purpose of inspecting and appraising the Mortgaged Property; will not do any act which would tend to impair the value of the Mortgaged Property or the security of this Mortgage; and will not make any change in the use of the Mortgaged Property which will increase any fire or other hazard insurance premium. Mortgagor will, at all times, maintain the Improvements in good operating order and condition and will promptly make, from time to time, all repairs, renewals, replacements, additions and improvements in connection therewith which are needful or desirable to such end.

8. Condemnation. Mortgagor, immediately upon obtaining knowledge of the institution of any proceedings for the condemnation or taking by eminent domain of the whole or any part of the Mortgaged Property, or any easement or interest therein, will notify Mortgagee of the pendency of such proceedings. Mortgagee may participate in any such proceedings and Mortgagor from time to time will deliver to Mortgagee all instruments requested by it to permit such participation. Any award or compensation for property taken, or for damage to property not taken, is hereby assigned to and shall be received and collected by Mortgagee, and shall be applied, at the option of Mortgagee, toward immediate payment of the indebtedness secured hereby (notwithstanding that the said indebtedness may not then be due and payable) or to the repair and restoration