

upon demand by Mortgagee, to pay to Mortgagee the amount of such tax attributable to this Mortgage or the income hereunder. As used in this Article, the term "Mortgagee" shall include the holder of any interest in this Mortgage. If Mortgagor fails to pay such amount, as hereinabove provided, if Mortgagor cannot be compelled by law to pay such amount or the amount of such tax cannot be passed on to Mortgagor, or if the amount of such tax attributable to this Mortgage cannot reasonably be determined, then any such event shall constitute a default under this Mortgage, and the entire indebtedness secured by this Mortgage shall, at Mortgagee's option and without notice, become immediately due and payable.

Mortgagor agrees not to claim any credit upon the Note or other obligations secured hereby or the interest due or to grow due thereon because of any taxes or other municipal liens on the Mortgaged Property paid by Mortgagor or Mortgagee; and Mortgagor will not apply for or claim any deduction by reason of this Mortgage from the taxable value of the Mortgaged Property.

25. Alienation. If Mortgagor shall sell, convey or alienate the Mortgaged Property or any part thereof, or any interest therein, or shall be divested of its title, or any interest therein, voluntarily or involuntarily, such sale, conveyance or alienation shall constitute an event of default on the part of Mortgagor.

26. Exculpatory Clause. Anything to the contrary herein notwithstanding, after the assignment and transfer of the Note and this Mortgage to The Western Saving Fund Society of Philadelphia ("Western"), but not prior thereto, Mortgagor and each of them, and their respective heirs, personal representatives and assigns, shall never be personally liable for the payment of any sums whatsoever by reason of default in the performance of the terms, covenants, and/or conditions of the Note and of this