

hereby as Lender may require.

8. All sums paid or expended by Lender for the account of Borrower in accordance with the provisions of this Agreement shall be deemed advanced to Borrower and secured by the Note and Mortgage, and may be applied, at the option of Lender, to any advance thereafter becoming due. Lender may deduct from any advance to be made under this Agreement any amounts necessary for the payment of expenses required to be paid for by Borrower, including fees and expenses relating to the examination and insurance of title to the Premises, cost of surveys, counsel fees, taxes and recording expenses and any expenses incurred in the procuring and making of this loan and in the payment of any insurance premiums, mortgages, taxes, assessments, water rates, sewer rents and other charges, liens and encumbrances upon the Premises whether before or after the making of this loan and any other amounts necessary for the payment of the cost of construction of the building and improvements, and may apply such amounts in making said payments. All sums so applied shall be deemed advances under this Agreement and secured by the Note and Mortgage.