

Mortgagee's option, shall be added to the principal amount owing hereunder and shall be secured by this Mortgage.

8. Mortgagor will forthwith, reimburse Mortgagee, upon demand, for all expenses, including attorneys' reasonable fees, incident to the enforcement, protection and preservation, and any attempt thereat, of all the rights of Mortgagee under this Mortgage. The amount of such expenses, with interest thereon at eight (8%) per cent per annum, from the dates such expenses are paid, shall be repayable by Mortgagor to Mortgagee forthwith, or, at Mortgagee's option, shall be secured by this Mortgage and shall be recoverable as part of the indebtedness hereby secured.

9. All property which hereafter may become affixed or attached to the Mortgaged Property, and all personal property of the kind included in the Mortgaged Property, which hereafter is acquired by Mortgagor and placed upon or used in connection with the Mortgaged Property, shall forthwith, and without further act, become subject to this Mortgage and to the security interest of Mortgagee hereunder.

10. The indebtedness secured hereby shall become due and payable immediately, without notice or demand, (a) upon the voluntary filing of a petition for the appointment of a receiver, or the appointment of a receiver in involuntary petition, for Mortgagor or any of its property; (b) the filing of a petition in insolvency or under any Chapter of the Bankruptcy Act, as amended, by or against Mortgagor, or (c) the making of an assignment for the benefit of Mortgagor's creditors. Mortgagee is authorized, at its option, to declare this Mortgage in default, upon the happening of any of the following events which, together with those set forth above, are herein called "Events of Default", provided that the Events of Default set forth in the following sub-divisions "(iii)" to "(v)", inclusive, shall not have been cured by Mortgagor within five (5) business days after Mortgagee's mailing of registered notice thereof to Mortgagor:

(i) Default in the payment of the indebtedness secured hereby when demand therefor is made or default in the payment of any other indebtedness of Mortgagor to Mortgagee or any interest payable thereon;

(ii) Default in the payment of any tax or assessment continuing for sixty (60) days after the same becomes due and payable, provided, however, this shall not apply where Mortgagor has secured an extension of time for payment or is given the right to make payment in installments, nor in any case where it shall in good faith contest the validity of any tax, assessment or lien;

(iii) Non-performance by Mortgagor of any agreement, covenant, warranty or condition of this Mortgage on the part of Mortgagor to be performed other than those covered in sub-divisions "(i)" and "(ii)" immediately above;

(iv) Mortgagor's sale, lease, transfer or pledge (or the making of any agreement therefor) of its interest in the Mortgaged Property or any part thereof, without in any such case having first obtained the written consent of Mortgagee;