

be paid to the Mortgagee alone and Mortgagor hereby assigns to the Mortgagee all its interest in and to the proceeds of any such condemnation or taking. The Mortgagee may apply such sums or any part thereof so received, after payment of all of its expenses, including costs and attorney's fees in connection with the taking, to the payment of the indebtedness secured hereby in such manner as it elects, whether or not then due and payable, or at its option, the entire amount or any part thereof so received may be released. Any such sums which are applied on the indebtedness or released shall not in any manner affect the lien of this Mortgage or the obligation for the payment of the indebtedness hereby secured. No agreement as to the amount of an award shall become final or binding unless consented to by the Mortgagee in writing. The Mortgagor covenants and agrees at its expense to appeal the order of any court entered in any condemnation proceeding if requested to do so by the Mortgagee within the time provided by law for filing a notice of appeal of such order. In the event of condemnation, the Mortgagee shall not be limited to the interest paid on the award by the condemning authority but shall be entitled to receive out of the award interest on the entire unpaid principal sum at the rate herein provided; the Mortgagor hereby assigns to the Mortgagee so much of the balance of the award payable by the condemning authority as is required to pay such total interest.

8. The Mortgagor will give the Mortgagee prompt written notice (a) of any damage or injury to the Mortgaged Property in excess of \$5,000; and (b) of the institution of any proceedings for the condemnation of the Mortgaged Proper-