

Mortgagee's Right of Inspection

18. Mortgagee shall have the right to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose.

Condemnation

19. Mortgagor hereby assigns, transfers and sets over unto the Mortgagee the entire proceeds of any award or any claim for damages for any of the Premises taken or damaged under the power of eminent domain or by condemnation. So long as the lease with INTERNATIONAL HARVESTER COMPANY

and any other lease assigned to the holder of the Note secured hereby in accordance with Paragraph 8 are in full force and effect and provided that such taking does not result in the termination or cancellation of said leases and provided that the Premises require rebuilding or restoration, and so long as this Mortgage is not in default, any award, after deducting therefrom any expenses incurred in the collection thereof, shall be made available by the Mortgagee for the rebuilding of the Premises in accordance with plans and specifications to be submitted to and approved by the Mortgagee. In all other cases, the Mortgagee may elect to apply the proceeds of the award upon or in reduction of the indebtedness secured hereby, whether due or not or make said proceeds available for restoration or rebuilding of the Premises in accordance with plans and specifications to be submitted to and approved by the Mortgagee. In the event said proceeds are made available for rebuilding or restoration, either by the election of the Mortgagee as aforesaid, or by virtue of such leases the proceeds of the award shall be paid out in the same manner as is provided in Paragraph 6 hereof for the payment of insurance proceeds toward the cost of rebuilding or restoration. Any surplus which may remain out of said award after payment of such cost of building or restoration shall, at the option of the Mortgagee be applied on account of the indebtedness secured hereby or be paid to any party entitled thereto without interest.