

said attorney-in-fact in relation to the foregoing power.

10. That the Mortgagor hereby assigns, transfers, and sets over to the Mortgagee, up to the amount of the total indebtedness secured hereby, all awards of damages in connection with the condemnation of any of said property for public use or for injury to any part thereof, and the proceeds of all such awards, after payment of all reasonable expenses incurred, including fees for attorneys representing the Mortgagee in any proceeding in which any such award is made, shall be paid to the Mortgagee. Notwithstanding any taking of any property herein mortgaged and agreed to be mortgaged by eminent domain, alteration of the grade of any street, or other injury to, or decrease in value of, the Premises by any public or quasi-public authority or corporation, Mortgagor shall continue to pay principal and interest on the secured indebtedness, and any reduction in the secured indebtedness resulting from the application by Mortgagee of any award or payment for such taking, alteration, injury, or decrease in value of the Premises, as hereinafter set forth, shall be deemed to take effect only on the date of such receipt and shall reduce the said indebtedness, if at all, only in the inverse order of its maturity; and such award or payment may, at the option of Mortgagee, be retained and applied by Mortgagee toward payment of the secured indebtedness, or be paid over, wholly or in part, to Mortgagor for the purpose of altering, restoring, or rebuilding any part of the Premises which may have been altered, damaged, or destroyed as a result of any such taking, alteration of grade, or other injury to the Premises, or for any other purpose or object satisfactory to Mortgagee, but Mortgagee shall not be obligated to see to the application of any amount paid over to Mortgagor. If, prior to the receipt by Mortgagee of such award of payment, the Premises shall have been sold on foreclosure of this Mortgage, Mortgagee shall have the right to receive such award or payment to the extent of any deficiency found to be due upon such sale, with legal interest thereon, whether or not a deficiency judgment on this Mortgage shall have been sought or recovered or denied, and to the extent of the reasonable counsel fees, costs and disbursements