

That if at any time the United States of America shall require internal revenue stamps to be affixed to the note, the Mortgagor will pay for the same with any interest or penalties imposed in connection therewith.

To reimburse the Mortgagee for Mortgagee's reasonable expenses, including counsel fees, incurred in any defense of the priority of this mortgage or in any litigation in which it becomes necessary in the Mortgagee's judgment for the Mortgagee to participate because of its holdings of this mortgage.

That if the Mortgagor fails to pay any claim, lien or encumbrance which is prior to this mortgage, or, when due, any tax or assessment not otherwise provided for herein, or insurance premium, or to keep the Premises in repair, or upon any violation of any undertaking on the Mortgagor's part of the covenants set out herein, or if there be commenced any action or proceeding affecting the Premises or the title thereto, then Mortgagee, at its option, may pay said claim, lien, encumbrance, tax assessment or premium, with right of subrogation thereunder; may procure such abstracts or other evidence of title as it deems necessary; may make such repairs and take such steps as it deems advisable to prevent or cure any such breach; and may appear in any such action or proceeding and retain counsel therein, and take such action therein as Mortgagee deems advisable, and for any of said purposes, Mortgagee may advance such sums of money as it deems necessary. Mortgagee shall be the sole judge of the legality, validity and priority of any such claim, lien, encumbrance, tax, assessment and premium; of the necessity for any other action herein provided for; and the amount necessary to be paid in satisfaction thereof. Mortgagor shall pay to Mortgagee immediately and without demand, all sums of money advanced by Mortgagee pursuant to this instrument, together with interest on each such advancement at the augmented rate as provided in the note, and all such sums and interest thereon shall be secured hereby.

That when and if Mortgagor and Mortgagee shall respectively become the Debtor and Secured Party in any Uniform Commercial Code Financing Statement affecting property either referred to or described herein, or in any way connected with the use and enjoyment of the Premises, this mortgage shall be deemed the Security Agreement as defined in said Uniform Commercial Code, and the remedies for any violation of the covenants, terms and conditions of the agreements herein contained shall be (i) as prescribed herein, or (ii) by general law, or (iii) as to such part of the security which is also reflected in said Financing Statement by the specific statutory consequences now or thereafter enacted and specified in the Uniform Commercial Code, all at Mortgagee's sole election. Mortgagor and Mortgagee agree that the filing of such a Financing Statement in the records normally having to do