

to the payment of said obligations under such order or priority as the Mortgagee shall determine, at or before the respective dates on which the same or any of them would become delinquent. If one month prior to the due date of any of the aforementioned obligations the amounts then on deposit therefor shall be insufficient for the payment of such obligation in full, the Mortgagor within ten (10) days after demand shall deposit the amount of the deficiency with the Mortgagee. Nothing herein contained shall be deemed to affect any right or remedy of the Mortgagee under any provisions of this Mortgage or of any statute or rule of law to pay such amount and to add the amount so paid together with interest at the legal rate to the indebtedness hereby secured.

6. Discharge of Mechanics' Liens. The Mortgagor will pay, from time to time when the same shall become due, all lawful claims and demands of mechanics, materialmen, laborers, and others which, if unpaid, might result in, or permit the creation of, a lien on the Premises or any part thereof, or on the revenues, rents, issues, income and profits arising therefrom, and in general will do or cause to be done everything necessary so that the title to the Premises hereby mortgaged shall be fully preserved and remain unimpaired, at the cost of the Mortgagor, without expense to the Mortgagee.

7. Proper Care and Use. The Mortgagor will not commit any waste on the Premises or do any act which would tend to impair the value of the Premises or the security of this Mortgage, or make any change in the use of the Premises which will in any way increase any ordinary fire or other hazard arising out of construction or operation. The Mortgagor will, at all times, maintain the Improvements in good operating order and condition and will promptly make, from time to time, all repairs, renewals, replacements, additions and improvements in connection therewith which are needful or desirable to such end. After completion of the Improvements, they shall not be removed, demolished or substantially altered, nor shall any Chattels be removed without prior written consent of the Mortgagee except where appropriate replacements free of superior title, liens and claims are immediately made of value at least equal to the value of the Chattels removed. The Mortgagor will not make, suffer or permit any unlawful use or any nuisance to exist on the Premises, and will comply with all requirements of law with respect to the Premises and the use thereof.

8. Condemnation. The Mortgagor, immediately upon obtaining knowledge of the institution of any proceedings for the condemnation or taking by eminent domain of the whole or any part of the Premises, or any easement or interest therein, will notify the Mortgagee of the pendency of such proceedings. The Mortgagee may participate in any such proceedings and the Mortgagor from time to time will deliver to the Mortgagee all instruments requested by it to permit such participation. Any award or compensation for property taken, or for damage to property not taken, is hereby assigned to and shall be received and collected by the Mortgagee, and applied, at the option of the Mortgagee, toward immediate payment of the indebtedness secured hereby (notwithstanding that the amount owing thereon may not then be due and payable) or to the repair and restoration of any property damaged, provided that the excess over the amount of the indebtedness shall be paid to the Mortgagor.