

to or toward the indebtedness secured hereby in such order as the holder may determine, in which event the Mortgagor shall be relieved of the obligation in Section 3 of this Mortgage to the extent of the repair of that part of the Property which remains and which has been damaged or injured by such public action; or if the holder shall require restoration of that part of the Property which remains, the holder shall release to the Mortgagor such awards paid to it upon such conditions as the holder may prescribe, but not more than such portion of such awards as may be required to repair such damage or injury; and any balance remaining shall be applied by the holder to or toward the indebtedness secured hereby in such order as the holder may determine;

- 7) not to lease the Property or any substantial part thereof, except for actual occupancy; otherwise faithfully to keep, observe and satisfy all the obligations on the part of the lessor to be kept, performed and satisfied under every lease from time to time in force with reference to the Property, and not to alter or terminate any such lease; and, at any time on notice from