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6. Condemnation. Notwithstanding any taking by any public or quasi-public authority through eminent domain or otherwise, the Debt shall not be reduced until any award or payment thereof shall have been actually received and applied by Mortgagee to the discharge of the Debt. Mortgagee may apply any such award or payment first to accrued interest and then to instalments of principal, in inverse order of maturity, whether or not then due and payable. If the Mortgaged Property is sold, through foreclosure or otherwise, prior to the receipt by Mortgagee of such award or payment, Mortgagee shall, have the right, whether or not a deficiency judgment on the Note shall have been sought, recovered or denied, to receive said award or payment, or a portion thereof sufficient to pay the Debt, whichever is less and Mortgagor does hereby transfer and assign to Mortgagee all causes of action which Mortgagor may now have or hereafter have with respect to any condemnation proceeding, including, without limitation, any proceeds derived therefrom whether by jury award or voluntary settlement. Mortgagor shall file and prosecute its claim or claims for any such award in good faith and with due diligence and cause the same to be collected and paid over to Mortgagee, and hereby irrevocably authorizes and empowers Mortgagee, in the name of Mortgagor or otherwise to collect and receipt for any such award and to file and prosecute such claim or claims, and although it is

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