

intends to alter, restore or rebuild the mortgaged premises, then such award shall be paid by the mortgagee as provided in subparagraph (ii) aforesaid.

13. That the mortgagee and any persons authorized by the mortgagee shall have the right to enter and inspect the premises at all reasonable times; and that if, at any time after default by the mortgagor in the performance of any of the terms, covenants or provisions of this mortgage, the management or maintenance of the premises shall be determined by the mortgagee to be unsatisfactory, the mortgagor shall employ, for the duration of such default, as managing agent of the premises, any person from time to time designated by the mortgagee.

14. That the Mortgagee shall have the right from time to time to enforce any legal or equitable remedy against the mortgagor and to sue for any sums whether damages for failure to pay when due any or all of the Obligations as the same becomes due, or any other sums required to be paid under the terms of this mortgage, as the same become due, without regard to whether or not all of the Obligations or any other sums secured by the mortgage shall be due, and without prejudice to the right of the mortgagee thereafter to enforce any appropriate remedy against the mortgagor including foreclosure, or any other action, for a default or defaults by the mortgagor existing at the time such earlier action was commenced.

15. That at any time within 30 days after notice and demand by the mortgagee, the mortgagor will deliver to the mortgagee, but not more frequently than once in every 12 month period, a statement in such reasonable detail as the mortgagee may request, certified by the owner or an executive