

force the insurance required by Article 2; or (f) upon default in the observance or performance of any covenants or agreements of the Mortgagor hereunder; or (g) upon election by the Mortgagees to accelerate the maturity of said principal sums pursuant to the provisions of any one of the aforementioned four (4) notes or of any other instrument which may be held by the Mortgagees as additional security for said notes; or (h) upon default in the observance or performance of any provision of the aforementioned Stock Purchase Agreement dated October 15, 1976, on the part of the Mortgagor or Old Dominion Box Company; or (i) upon the sale or mortgaging of the within described premises without first obtaining the written consent of the Mortgagees for such sale or mortgaging.

5. That in the event of any default in the performance of any of the Mortgagor's covenants or agreements herein, the Mortgagees may, at the option of the Mortgagees, perform the same and the cost thereof, with interest at 8-3/4 % per annum, shall immediately be due from the Mortgagor to the Mortgagees and secured by this mortgage.

6. That the Mortgagor will pay all taxes, assessments, water rates, sewer rents and other charges now or hereafter assessed or liens on or levied against the premises or any part thereof, and in case of default in the payment thereof when the same shall be due and payable, it shall be lawful for the Mortgagees, without notice or demand to the Mortgagor, to pay the same or any of them; that the moneys paid by the Mortgagees in discharge of taxes, assessments, water rates, sewer rents and other charges shall be a lien on the premises added to the amount of said note or obligation and secured by this mortgage, payable on demand with interest at the rate of 8-3/4 % per annum from the time of payment of the same; and that upon request of the Mortgagees, the Mortgagor will exhibit to the Mortgagees receipts for the payment of all items specified in this Article prior to the date when the same shall become delinquent.

7. That the Mortgagees, in any action to foreclose this mortgage, or upon the actual or threatened waste to any part of the premises, shall be at liberty to apply for the appointment of a receiver of the rents and profits of the premises without notice, and shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the pre-