

commit or permit any waste thereof, reasonable wear and tear excepted.

7. That if the mortgagee shall become a party to any suit or proceeding at law or in equity in reference to an interest in the premises herein conveyed, the reasonable costs, charges and attorney's fees in any such suit or proceeding shall be added to the principal sum then owing by the mortgagors and shall be secured by this instrument.

8. That if the premises, or any part thereof, secured by this instrument, shall be taken under the power of eminent domain or condemnation or a conveyance in lieu of condemnation, the amounts paid by the condemning authority or authorities shall be to the extent of the indebtedness then unpaid, be paid to the mortgagee and applied to the debt.

9. Such expenses and fees as may be incurred in the protection of said premises and the maintenance of the lien of this instrument, including the fees of any attorney employed by the mortgagee in any litigation or proceeding affecting said premises, shall be paid by the mortgagors and secured by this instrument. And it is further agreed that in case the debt secured by this mortgage or any part thereof is collected by suit or action, or this mortgage be foreclosed, or put into the hands of any attorney for collection, suit, action or foreclosure the said mortgagors shall be chargeable with all costs of collection including a reasonable percentage of the preincipal and interest on the amount involved as attorney's fees which shall be due and payable at once, which charges and fees together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.

10. Mortgagors shall assign to mortgagee, upon request, as further security for the indebtedness secured hereby, the Lessor's