

be held by Mortgagee without interest and applied to the payment of the items in respect to which such amounts were deposited or, at the option of Mortgagee, to the payment of said items in such order or priority as Mortgagee shall determine, on or before the respective dates on which the same or any of them would become delinquent. If one month prior to the due date of the aforementioned amounts the amount then on deposit therefor shall be insufficient for the payment of such item in full, Mortgagor within ten (10) days after demand shall deposit the amount of the deficiency with Mortgagee. Nothing herein contained shall be deemed to affect any right or remedy of Mortgagee under any provisions of this Mortgage or of any statute or rule or law to pay any such amount and to add the amount so paid together with interest, at the rate set forth to be paid on the indebtedness secured hereby, to the indebtedness hereby secured.

(b) Mortgagor will pay from time to time when the same shall become due, all lawful claims and demands of mechanics, materialmen, laborers, and others which, if unpaid, might result in, or permit the creation of, a lien on the Mortgaged Property or any part thereof, or on the revenues, rents, issues, income and profits arising therefrom and in general will do or cause to be done everything necessary so that the lien and security interest hereof shall be fully preserved, at the cost of Mortgagor, without expense to Mortgagee; provided, however, that if applicable law empowers Mortgagor to discharge of record any mechanic's, laborer's, materialman's or other lien against Mortgaged Property by the posting of a bond or other security, Mortgagor shall not have to make such payment if Mortgagor posts such bond or other security within the time prescribed by law