

11. That the Mortgagor will pay in full all premiums on the fire insurance coverage required by the terms of this Mortgage, and will exhibit to the Mortgagee, at the address of the Mortgagee hereinabove set forth, on or before the date on which such coverage becomes effective, proof satisfactory to the Mortgagee of the payment in full of all such premiums. The whole of said principal sum shall become due at the option of the Mortgagee in the event of any default under this clause.

12. That the whole of said principal sum shall become due at the option of the holder of this Mortgage upon the actual demolition or removal of any building erected or to be erected upon said Mortgaged Property or upon the actual removal by anyone of any fixtures or articles of personal property covered by this Mortgage, or upon the use of said Mortgaged Property or any part thereof for an illegal purpose.

13. That the holder of this Mortgage shall be entitled in the event of other insurance and contribution between the insurers to receive from the insurance moneys to be paid such an amount as would have been payable under the policy or policies held for the Mortgagee's benefit in case there had been no contribution.

14. That if any action or proceeding be commenced (except an action to foreclose this Mortgage or to collect the indebtedness secured thereby) to which action or proceeding the holder of this Mortgage is made a party, or in which it becomes necessary to defend or uphold the lien of this Mortgage, all sums paid by the holder of this Mortgage for the expense of any litigation to prosecute or defend the rights and lien created by this Mortgage (including reasonable counsel fees), shall be paid by the Mortgagor, together with interest thereon at the rate of six per cent per annum, and any such sum and the interest thereon.