

as tenant of the holder of this Mortgage and such occupant shall, on demand, pay monthly in advance to the holder of this Mortgage, a reasonable rental for the space so occupied and in default thereof such occupant may be dispossessed by the usual summary proceedings.

17. That the Mortgagor, for the Mortgagee, its successors and assigns, does hereby assign unto the Mortgagee, its successors and assigns, any and all award and awards heretofore made and hereafter to be made by any Federal, State or Municipal authorities to the present and all subsequent owners of the Mortgaged Property including any award or awards for any change or changes of grade of streets affecting said Mortgaged Property, which said award and awards are hereby assigned to the said Mortgagee, and the said Mortgagee, for itself, its successors and assigns (at its or their option) is hereby authorized, directed and empowered to collect and receive the proceeds of any such award and awards from the authorities making the same and to give proper receipts and acquittances therefor, and to apply the same toward the payment of the amount owing on account of said Mortgage, notwithstanding the fact that the amount owing on account of said Mortgage may not then be due and payable; and the Mortgagor, its successors and assigns hereby covenants and agrees to and with the said Mortgagee, its successors and assigns, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning the aforesaid award and awards to the holder of said Mortgage free, clear and discharged of any and all encumbrances of any kind or nature whatsoever.

18. That the holder of this Mortgage shall have the right to foreclose the same by reason of a breach of any of the within covenants and in addition thereto shall have the right to foreclose the same by reason of any default or breach which gives to the holder of this Mortgage the right to accelerate payment of principal or to call due to the principal sum.

19. That this Mortgage may not be changed orally, but only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.