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attachment of the Standard Mortgagee Clause for further securing of said note, and the proceeds thereof shall at the option of Mortgagee be applied in payment of the indebtedness secured by this Mortgage; provided, however, notwithstanding the option of Mortgagee to apply the proceeds to said indebtedness, if the building is partially destroyed at such time or under such conditions as to require Mortgagor to restore the building under the terms of the lease therefor and provided said lease is not terminated by either party thereto or by its terms, the proceeds shall be held by Mortgagee and disbursed for the building, reconstructing and repairing of the aforesaid premises upon request as the work progresses, to Mortgagor, through the medium of a title insurance company selected by Mortgagee, (the charges and expenses of which shall be paid by Mortgagor) and upon assurance of the title company that no mechanic's or materialmen's liens have attached to the property, and upon a certificate of a licensed architect or engineer in charge of the work stating that:

(a) The sum requested is fully due to the contractors, subcontractors, materialmen, laborers, engineers, and/or other persons, firms or corporations rendering service or supplying material for such work, or is fully required to reimburse Mortgagor for expenditures made by it in connection with such work, and when added to all sums previously paid out by Mortgagee does not exceed the value of work done to the date of such certificate; and

(b) That the insurance money remaining in the hands of Mortgagee will be sufficient upon the completion of such work to pay for the same in full.

If under the certificate of the architect or engineer, as the case may be, furnished to Mortgagee, the insurance money in the hands of Mortgagee shall be insufficient to pay the entire cost of such work, Mortgagor agrees to pay to Mortgagee the amount of the deficiency promptly on demand and such sum shall be held and paid out by Mortgagee under the provisions hereof.

5. Mortgagor will pay all taxes, assessments, water rates, sewer rents, and other charges and any prior liens now or hereafter assessed 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 Mortgagee, without notice or demand to Mortgagor, to pay the same or any of them.

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