

8. That in case of a sale, said Mortgaged Property, or so much thereof as may be affected by this Mortgage, may be sold in one parcel.

9. That the whole of said principal sum shall immediately become due at the option of the Mortgagee if the Mortgagor shall assign the rents or any part of the rents of the Mortgaged Property without first obtaining the written consent of the Mortgagee to such assignment (subject to the rights, if any, that may exist as to the holders of the First Mortgage), or shall in any other manner impair the security of the Mortgage for the payment of the indebtedness secured by this Mortgage.

10. 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.

11. 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.

12. 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.

13. 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

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