

tures of every kind in or used in the operation of the buildings standing on said premises, together with any and all replacements thereof and additions thereto.

All awards heretofore and hereafter made to the mortgagor for taking by eminent domain or the giving of property in lieu of an eminent domain procedure the whole or any part of the Premises or any easement therein, including any awards for changes of grade of streets, shall be distributed pro rata to the mortgagee in the same manner as provided for by the mortgages senior hereto.

TO HAVE AND TO HOLD unto the mortgagee, its successors and assigns forever.

AND the mortgagor covenants with the mortgagee as follows:

That the mortgagor will pay the indebtedness as hereinbefore provided.

That, subject to any applicable notice requirement and grace periods provided in this mortgage, the whole of said principal sum and interest shall become due at the option of the mortgagee; after default in the payment of any installment of principal or of interest for ten (10) days; or after default in the payment of any tax, water rate, sewer rent or assessment for thirty (30) days after notice and demand; or after default upon request in furnishing a statement of the amount due on the mortgage.

That the holder of this mortgage, in any action to foreclose it, shall be entitled to the appointment of a receiver.

That the mortgagor will pay all taxes, assessments, sewer rents or water rents, and in default thereof, the mortgagee may pay the same which shall then be added to the outstanding principal balance at the interest rate of prime plus three (3%) percent per annum, but in no event greater than twelve (12%) percent per annum, and such default shall be deemed to acceler-