

interest thereon from the date of each such payment at the rate per annum two percent (2%) in excess of the rate provided for in the Note secured hereby. All sums so expended by the Mortgagee, and the interest thereon, shall be added to and secured by the lien of this Mortgage. The Mortgagor will give the Mortgagee immediate notice by certified mail of any notice of default or notice of cancellation received from any tenant.

V. So long as the First Mortgage is in existence, then, subject to the right of the First Mortgagee, upon the condemnation of the premises or improvements thereon or any part thereof, the entire unpaid balance of the Notes secured hereby shall, at the option of the Mortgagee, at once become due and payable, and any award paid for such taking is hereby assigned to the Mortgagee, subject to the rights of the First Mortgagee, to further secure the above-referred-to indebtedness, and the Mortgagee is hereby authorized and empowered (but not required) to collect and receive such award and is authorized to apply it in whole or in part in reduction of the then outstanding debt secured by this Mortgage, notwithstanding the fact that the same may not then be due and payable, subject to the rights of the First Mortgagee. Any amounts so applied to principal shall be applied to the principal last maturing hereon. The Mortgagor agrees to execute such further assignments of any such awards as the Mortgagee may require.

VI. If at any time during the term of this Mortgage the herein described property or any part thereof shall be conveyed, transferred or further encumbered without the prior written consent of the Mortgagee, the indebtedness evidenced by the Note shall, at Mortgagee's option, become at once due and payable.

VII. In the event of the passage after the date of this instrument of any law of this State deducting from the value of