

(e) In the event of a foreclosure of this Mortgage, the purchaser of the mortgaged premises shall succeed to all of the rights of the Mortgagor under said insurance policies payable to the Mortgagee, including any right to unearned premiums and the right to receive the proceeds of any insurance payable by reason of any loss theretofore or thereafter occurring.

7. Eminent Domain. Notwithstanding any taking under the power of eminent domain, alteration of the grade of any street, or other injury to or decrease in value of the mortgaged premises by any public or quasi-public authority or corporation, the Mortgagor shall continue to pay the Mortgage Indebtedness in accordance with the terms of the Notes or of any promissory note or notes then evidencing the same, and any reduction in the principal sum resulting from the application by the Mortgagee of such award or payment as hereinafter set forth shall be deemed to take effect only upon the receipt by the Mortgagee of such award. The Mortgagor hereby assigns the entire proceeds of any award or payment to the Mortgagee. Such proceeds shall be collected and applied as though such proceeds were insurance proceeds to be applied pursuant to Paragraph 6(d) hereof.

8. Reimbursement of Advances by Mortgagee. The Mortgagor shall pay to the Mortgagee, upon demand, all sums expended by the Mortgagee (a) to pay taxes, assessments, water and sewer charges and other governmental charges and impositions and insurance premiums, with respect to the mortgaged premises, or (b) to maintain or repair the mortgaged premises, as provided herein, whether expended by the Mortgagee or any receiver appointed at the request of the Mortgagee, unless such sums shall be paid out of the rents, income and profits from the mortgaged premises, or (c) to defend the lien of this Mortgage as a lien against the mortgaged premises subject only to the encumbrances hereinabove expressly set forth, or (d) to discharge any lien or encumbrance affecting the mortgaged premises which shall be superior to the lien of this Mortgage and as to which this Mortgage is not expressly subject and subordinate, or (e) to cure any default of the Mortgagor under any lease or other agreement covering the mortgaged premises, or (f) to cure any default of the Mortgagor hereunder or under any of the Loan Documents, or (g) for or in connection with any other action taken by the Mortgagee to preserve the security of this Mortgage or any other security for the Mortgage Indebtedness or to protect any of the Mortgagee's rights hereunder. All such expenditures as shall be made by the Mortgagee hereunder or pursuant to any other provision of this Mortgage or the Loan Documents, including any reasonable attorneys' fees incurred by the Mortgagee in connection with the foregoing, shall be payable upon demand and be secured by this Mortgage and shall bear interest at the default rate set forth in the Notes or in any other promissory note or notes now or hereafter evidencing the Mortgage