

Nothing herein shall limit the rights otherwise available to Mortgagee, at law or in equity, including the right to intervene as a party in any condemnation proceeding.

No application of condemnation proceeds to the payment of the obligation secured by the Note and Mortgage shall postpone any of the current installments of principal or interest becoming due under such Note until such obligation and all interest due thereunder is paid in full, but each such application shall be a prepayment without premium.

7. Additions, Alterations, Removals and Repairs.

Mortgagor shall not make additions and alterations to the Mortgaged Premises in excess of \$100,000.00 in the aggregate per calendar year without prior written consent of Mortgagee.

Mortgagor shall not cause or permit any building, structure or improvement or other property now or hereafter covered by the lien of this Mortgage and comprising part of the Mortgaged Premises to be removed, or demolished in whole or in part, or any fixture comprising part of the Mortgaged Premises to be removed, severed or destroyed, without the prior written consent of Mortgagee. Notwithstanding the foregoing, Mortgagor may remove any fixture, and it shall thereafter be free of any security interest or lien created hereby, on condition that simultaneously with, or prior to such removal, such fixture shall be replaced with other property to perform the function of the property removed and of a value at least equal to that of the replaced property and free from any title retention or security agreement or other encumbrance. By such removal and replacement, Mortgagor shall be deemed to have subjected such equipment to the lien of this Mortgage. Mortgagor will not abandon or cause or permit any waste to the Mortgaged Premises.

Throughout the term of this Mortgage, Mortgagor, at its sole cost and expense, will take good care of the Mortgaged