

6. In the event of the passage after the date of this instrument of any law changing in any way the laws now in force for the taxation of mortgages or debts secured thereby, or the manner of the collection of any such taxes so as to affect adversely the interest of the Mortgagee hereunder, the whole sum secured by this instrument with interest thereon at the option of the Mortgagee shall immediately become due, payable and collectible without notice.

7. In the event of default in the payment of the indebtedness hereby secured or any part thereof or in any of the covenants or conditions of this mortgage at the option of the Mortgagee without notice, notice of the exercise of such option hereby expressly waived, the entire indebtedness secured by this instrument shall immediately become due, payable and collectible and the Mortgagee shall have power to sell said Premises according to law and this mortgage may be foreclosed and the Mortgagee shall be entitled to the immediate appointment of a receiver without notice for the collection of the rents of said Premises during the pendency of such foreclosure and the rents and profits of the Premises falling due after default are hereby assigned to the Mortgagee as security for the payment of such indebtedness.

8. No portion of said Premises shall be used for any unlawful purpose.

9. The Mortgagor will keep and maintain said Premises and every part thereof with buildings, fixtures and machinery and appurtenances in thorough repair and condition and from time to time make all needful and proper replacements so that said buildings, fixtures, machinery and appurtenances will at all times be in good condition, fit and proper for the respective purposes for which they were originally erected or installed.

10. In the event of default of the indebtedness hereby secured, or any part thereof, or in the performance of any of the covenants or conditions of this mortgage, in addition to any other rights or remedies which the Mortgagee may have by virtue of the provisions hereof or by law, the Mortgagee shall have the right at any time after any such default to enter upon and take possession of said Premises, and as a mortgagee-in-possession to let the said Premises, and receive all the rents, issues and profits thereof, which are overdue, due or to become due, and to apply the same, after payment of all necessary charges and expenses on account of the indebtedness hereby secured; and the said rents and profits are hereby assigned to the Mortgagee as security for the payment of such indebtedness. The Mortgagor for itself and any subsequent owner of the said Premises, hereby agrees in that event to pay the Mortgagee in advance a reasonable rent for the Premises occupied by it, and in default of so doing hereby agrees that it may be dispossessed by the usual legal proceedings and further agrees that any tenant defaulting in the payment to the Mortgagee of any rent may be likewise dispossessed. This covenant shall become effective and may be enforced either without or with any action brought to foreclose this mortgage and without applying at any time for a receiver of such rents or of the Premises.

11. All of the foregoing covenants shall bind the Mortgagor, its successors and assigns.