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premises herein described, including any award or awards for any change or changes of grade of streets affecting said premises, which said award and awards are hereby assigned to the said mortgagee, and the legal representatives, successors and assigns of the mortgagee; and the said mortgagee, for the said mortgagee, and the legal representatives, successors and assigns of the mortgagee (at its or their option) are hereby authorized, directed and empowered to collect and receive the proceeds of any such award and awards from the authorities making the same and to give proper receipts and acquittances therefor, and to hold and apply the same toward the payment of the amounts owing on account of this mortgage and its accompanying bond and towards the payment, satisfaction, and performance of, and as security for, the other covenants, premises, and agreements secured hereby and mentioned in the other instruments referred to herein and on the part of the mortgagor to be performed, notwithstanding the fact that the amount owing on account of this mortgage and said bond and other instruments may not be then due and payable; and the said mortgagor for the said mortgagor, and the legal representatives, heirs and assigns of the mortgagor, hereby covenants and agrees to and with the said mortgagee, and the legal representatives, successors and assigns of the mortgagee upon request by the holder of this mortgage to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning the aforesaid award and awards to the holder of this mortgage, free, clear and discharged of any and all encumbrances of any kind or nature whatsoever.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagors, their heirs, executors or administrators, shall keep the buildings erected, or to be erected, on said premises insured against loss and damage by fire, lightning and extended coverage, for the benefit of the said mortgagee, for an amount not less than the full replacement value of the buildings, other improvements and equipment owned by lessors, less normal depreciation, in such company as shall be approved by the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof, the said mortgagee, its successors or assigns, may effect such insurance and reimburse