not, without the written consent of the mortgagee, receive or collect rent from any tenant of said Premises or any part thereof for a period of more than one (1) month in advance, and in the event of any default under this mortgage will pay monthly in advance to the mortgagee, or to any receiver appointed to collect said rents, issues and profits, the fair and reasonable rental value for the use and occupation of said Premises or of such part thereof as may be in the possession of the mortgagor, and upon default in any such payment will vacate and surrender the possession of said Premises to the mortgagee or to such receive, and in default thereof may be evicted by summary proceedings.

That the whole of said principal sum and the interest shall become due at the option of the mortgagee: (1) after failure to exhibit to the mortgagee, within thirty (30) days after demand, receipts showing payment of all taxes, water rates, sewer rents and assessments; or (2) after the assignment of the rents of the premises or any part thereof without the written consent of the mortgagee except to any mortgagee or any successor in interest to mortgagor; or (3) after thirty (30) days' notice to the mortgagor, in the event of the passage of any law deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the taxation of mortgages or debts secured thereby for state or local purposes; or (4) if the mortgagor fails to keep, observe and perform any of the other covenants, conditions or agreements contained in this mortgage or the note it is securing; or (5) any default under a senior mortgage or note resulting in acceleration shall be deemed to be a default hereunder.

That the execution of this mortgage has been duly consented to by the directors of the mortgagor.

If any loss by fire, casualty or other hazards shall occur with respect to the Premises, mortgagee shall release any proceeds received by it, or owed to it under any insurance policy as a result of such loss, to mortgagor, as well as all awards