

property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

PRESERVATION OF
CORPORATE
FRANCHISE, ETC.

(4) That it will at all times do or cause to be done all things necessary to preserve and keep in full force and effect its corporate existence, rights, and franchises, and will not attempt or effect any consolidation or merger of the Mortgagor with any other firm or corporation without the prior written consent of the Mortgagee.

EXPENSES

(5) That it will pay to the Mortgagee upon demand all expenses incurred by the Mortgagee for attorneys' fees in connection with this mortgage and related documents necessary, the costs of filing or recording this mortgage and all expenses, including reasonable attorney's fees (10% of the unpaid principal and interest if permitted by law), incident to the enforcement, protection and preservation of any right or claim of the Mortgagee under this Mortgage, the note secured hereby or any other agreements made in connection herewith, and such expenses and attorney's fees shall constitute an additional lien upon the mortgaged premises referred to herein concurrent with and collectible in the same manner as the main indebtedness secured hereby.

INSPECTION

(6) That it will permit the Mortgagee or its appointed agents to go upon the mortgaged premises at any time and without notice for the purpose of inspecting said mortgaged premises.

COMPLIANCE WITH
RULES, REGULATIONS
ETC.

(7) That it will comply with all acts, rules, regulations, and orders of any legislative, administrative or judicial body or official applicable to the mortgaged premises or any part thereof, or to the Mortgagor or to the operation of its business; provided, however, that the Mortgagor may contest any acts, rules, regulations, orders and directions of the bodies or officials referred to in this paragraph in any reasonable manner which will not, in the opinion of the Mortgagee, adversely affect its rights.