

8. If any law is hereafter passed by the State where said real estate is situated deducting from the value of land for the purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts or the interest thereon secured by mortgages for state or local purposes, or the manner of the collection of any such taxation so as to affect said mortgage, to pay the principal sum remaining unpaid with accrued interest upon election by the Second Party, its successors or assigns, or upon each successive election following a waiver or withdrawal of previous election, if any there be.

9. That all other instruments now securing the payment of said indebtedness shall be and remain in full force, as security for the faithful performance of the agreements and conditions therein and herein contained, except in so far as herein expressly changed.

10. That all elevators, pipes, furnaces, heaters, ranges, mantels, gas and electric light fixtures, refrigerating apparatus, heat and power fixtures, screens, doors, awnings, blinds and all other fixtures of whatsoever kind or nature at present contained or hereafter placed in the building now or hereafter standing on said real estate are to be considered as annexed to and forming a part of the freehold.

11. To pay all costs of collection when incurred, including reasonable attorneys' fees.

12. That no further extension of the time for the payment of said indebtedness or any installment thereof made by agreement with any person now or hereafter liable for the payment of said indebtedness shall operate to release, discharge, modify, change or affect the original liability under this agreement, either in whole or in part, of any of the undersigned not a party to such agreement.

13. Privileges are granted (a) to make additional principal payments in an amount which is in accordance with the plan of amortization of this indebtedness, on any interest date, the total thus paid in any calendar year not to exceed \$2030.00; (b) to pay the entire balance of the loan on any interest date to and including three years with a surrender charge of 1% of such balance as consideration, and with sixty days' written notice; (c) to make, on any interest date thereafter, additional principal payments in an amount which is in accordance with the plan of amortization of this indebtedness, without surrender charge or notice except that if the entire balance is to be paid ninety days' written notice shall be given.

In the event any installment shall become overdue for a period in excess of fifteen days, a late charge of two cents (02¢) for each one dollar (\$1.00) so overdue, may be charged by the holder hereof for the purpose of defraying the expense incident to the handling of such delinquent payment.