

covenanted and agreed that as long as the indebtedness secured by this mortgage is unsatisfied, no lien shall attach to the premises hereby conveyed, or to any interest therein, in favor of any person or corporation, who shall furnish any material, fixtures, apparatus or machinery, forms or form work used in the process of construction, for the purpose of or in the building, altering, repairing or ornamenting of the improvements thereon, including any sidewalks, nor to any laborers, or other liens. All persons dealing with the Mortgagor, or with the premises conveyed, are chargeable with notice of this stipulation and will be bound thereby.

5. That the Mortgagor will pay all taxes, assessments and other charges which are now a lien, or may hereafter become a lien, upon or against the mortgaged property, or any part thereof, and will pay all other taxes, levies and assessments levied upon this mortgage or note which this mortgage is given to secure, before the same shall become delinquent, and will exhibit to the Mortgagee tax receipts evidencing such payments, and will make such receipts available at all times to the Mortgagee until the indebtedness secured hereby is fully paid, and that any failure of the Mortgagor so to do shall authorize the Mortgagee, its successors or assigns, at its or their option, to pay such taxes, assessments or charges, or to redeem from any tax sale, at the expense of the Mortgagor, and the sum of money paid therefor, and interest thereon at the rate of six and one-half per cent (6 1/2%) per annum, shall become a lien hereunder on the mortgaged property hereinabove described and be collectible upon demand; provided, however, anything to the contrary notwithstanding, the Mortgagor, so long as the premises are not in danger of forfeiture or sale, may resist in any legal way the payment of any tax, assessment or other charge upon the mortgaged property which may become a lien thereon and which it may deem unjust, illegal or invalid.