

received shall be retained and applied as provided in subparagraph (b).

(b) The Obligations may be accelerated at the option of the Mortgagee as a result of the exercise of the right of condemnation or eminent domain in respect of all or part of the Property, in which event the Mortgagee shall retain and apply the Award toward payment and performance of the Obligations (in such order of priority as the Mortgagee shall elect); provided, however, that to the extent that the Award received by the Mortgagee shall exceed the amount required to satisfy in full the then total amount of the Obligations, the Mortgagee shall pay over to the Mortgagor the amount of such excess and provided, further, that until the actual vesting of title in such proceeding, the Obligations shall continue unimpaired. If there is a taking of a portion of the Property in any such proceeding and the Mortgagee does not accelerate the Obligations, then (i) the Mortgagor shall forthwith proceed with the restoration of the Building and the Building Equipment on the remaining portion of the Premises in accordance with the provisions of this Mortgage and shall continue to perform and observe all of the Obligations, throughout any period of restoration or reconstruction and until the Obligations are fully paid or performed and (ii) the Mortgagee shall, so long as the Mortgagor shall not at the time be in default hereunder, make all or part of the Award available to pay or reimburse the