

Mortgagor for the cost of such restoration or reconstruction in a manner and on conditions satisfactory to the Mortgagee. Upon the completion of the restoration of the Building and Building Equipment, any portion of the Award not used for the restoration of the Building and Building Equipment shall, at the option of the Mortgagee, be applied in reduction of the Obligations, in such order of priority as the Mortgagee shall elect; provided, however, that to the extent that such portion of the Award 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. In no event shall the Mortgagee be required to satisfy this Mortgage until the Obligations are fully paid and the Mortgagee shall not be required to release from the lien of this Mortgage any portion of the Property so taken until the Mortgagee receives the Award for the portion so taken.

(c) The application of the Award toward payment or performance of the Obligations shall not be deemed a waiver by the Mortgagee of its right to receive payment or performance of the balance of the Obligations in accordance with the provisions of the Loan Documents. The Mortgagee shall have the right, but shall be under no obligation, to question the amount of the Award, and the Mortgagee may accept same without prejudice to the rights that the Mortgagee may have to question such amount. In any such condemnation or eminent domain action or proceeding the Mortgagee may be