

be paid to the Mortgagee and the amount received shall be retained and applied as provided in subparagraph (b) of this paragraph 15.

(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 at the option of the Mortgagee, the Award shall be (i) retained and applied by the Mortgagee toward the payment or performance of the Obligations in such order of priority as the Mortgagee may elect or (ii) paid over in whole or in part to pay or reimburse the Mortgagor for the cost of restoring or reconstructing the Buildings and the Building Equipment in a manner and on conditions satisfactory to the Mortgagee. In no event shall the Mortgagee be required to satisfy this Mortgage until the Obligations are fully paid and