

to take possession of said premises and to lease or otherwise dispose of the possession thereof pending said suit, and to collect all rents and profits, and after paying the costs and expenses of such receivership, apply the proceeds to the payment of the costs and expenses of such action, and the remainder pro rata on the indebtedness, without liability, however, to account for anything more than the rents and profits actually collected.

In case it should become necessary or advisable to institute foreclosure proceedings, or to appear in any suit for the purpose of foreclosing this mortgage, the Trustee shall be permitted to employ counsel and to incur such other reasonable expenses as may be necessary for the protection of the interests and enforcement of the rights of the note holders; the Attorney's fees in such case shall be ten (10%) per cent of the mortgage indebtedness, and the Trustee shall itself be entitled to a commission of one (1%) per cent upon such indebtedness to cover all services rendered in connection with the foreclosure of this loan. And said expenses shall be a lien upon said premises, payable in priority to the notes.

Should there be default in the payment of any of said notes, or any part thereof, for a period of fifteen days, or should there be default in any of the agreements or covenants contained in this mortgage for a period of fifteen days, the Trustee shall, on giving ten days' written notice to us, declare the entire amount of said notes due, and institute foreclosure proceedings as though the said notes were past due according to their terms.

Provided, however, that if we shall within ten days pay to said Trustee the sum or sums past due and unpaid, together with interest thereon, and shall comply with any other breached agreement or covenant, then, and in such case the default shall be regarded as having been made good.