

the Premises, and the Mortgagor shall not cause a default of any nature on the part of the landlord under any of said leases; in the event of default in the performance of any of the Mortgagor's covenants or agreements contained therein, the Mortgagee may, at the option of the Mortgagee, after reasonable notice in writing to Mortgagor and during the continuance of such default, perform the same, and the monies expended by the Mortgagee in performance of said covenants and agreements shall be a lien on the Premises added to the amount of the Note and secured by this Mortgage, payable on demand with interest at the rate applicable under the Note from the time of payment of the same.

IT IS MUTUALLY AGREED THAT:

1. All monies and awards payable as damages and/or compensation which the Mortgagor shall be entitled to receive for the taking of title to or possession of, or for damage to, or on account of change of grade affecting, any portion of the land described in Exhibit "A" hereof by reason of any condemnation, eminent domain, change of grade, or other proceeding shall, at the option of the Mortgagee, be paid to the Mortgagee, and such monies and awards are hereby assigned to Mortgagee, and judgment therefor shall be entered in favor of Mortgagee, and when paid may, at the option of the Mortgagee, (a) be applied, in whole or in part, by Mortgagee upon any indebtedness or obligation secured hereby, whether the same be matured or unmatured, and in such order as Mortgagee may determine, (b) be used in whole or in part to replace or restore the land described in Exhibit "A" hereof to a condition satisfactory to the Mortgagee, (c) be used in whole or in part to fulfill any of the covenants contained herein as the Mortgagee may determine, or (d) be released to the Mortgagor; and the Mortgagor hereby covenants and agrees, upon request by the Mortgagee, to make, execute, and deliver any

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