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Lessee, its successors or assigns, is required to pay all taxes and other governmental charges of any kind whatsoever that may at any time be lawfully assessed or levied against or with respect to the Project.

AND IT IS AGREED, by and between the said parties, that (a) upon any default being made (i) in the due and punctual payment of any interest on the Bond Anticipation Note of 1980; or (ii) in the due and punctual payment of the principal of the Bond Anticipation Note of 1980, whether at the stated maturity thereof, or upon proceedings for prepayment thereof or otherwise; or (b) upon the occurrence of an "event of default" under the Lease Agreement, as amended, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said Mortgagee, its successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, by and between the said parties, that, should legal proceedings be instituted for the collection of the debt secured hereby, then, and in that event, the Mortgagee, its successors or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debts secured hereby.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this Mortgage,

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