

principal and interest on the Mortgage Note secured hereby in the manner therein provided. Such awards or payments may, at the option of Mortgagee, be retained and applied by the Mortgagee toward payment of the indebtedness secured hereby in the manner designated by the Mortgagee, or be paid over, wholly or in part, to the Mortgagor for the purpose of altering, restoring, or rebuilding any part of the Premises which may have been altered, damaged, or destroyed as a result of any such taking, or other injury to the Premises. If, prior to the receipt by the Mortgagee of any such award or payment, the Premises shall have been sold on foreclosure of this Mortgage, the Mortgagee shall have the right to receive and retain such award or payment to the extent of any deficiency which exists upon such sale, together with legal interest thereon, and to the extent of the reasonable counsel fees, costs, and disbursements incurred by the Mortgagee in connection with the collection of such award or payment, and such right shall exist whether or not a deficiency judgment shall have been sought or recovered or denied upon the Mortgage Note, and the balance of such award or payment shall inure to the benefit of the party entitled thereto by applicable law.

10. FURTHER DOCUMENTS AND ESTOPPEL CERTIFICATES. To execute and deliver to the Mortgagee, from time to time, upon demand, and pay the costs of preparation and recording thereof, any further instrument or instruments, including, but not limited to, mortgages, security agreements, financing statements, assignments, and renewal and substitution notes, so as to reaffirm, to correct, and to perfect the evidence of the obligations secured hereby and the security title of the Mortgagee to all or any part of the Premises intended to be hereby mortgaged, whether now mortgaged, later substituted for, or acquired subsequent to the date of this Mortgage and any extensions or modifications hereof. The mortgagor, from time to time, upon request, shall certi-