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advances granted in this Paragraph shall be optional with the Mortgagee and not obligatory and the Mortgagee shall not in any case be liable to the Mortgagor for a failure to exercise any such right.

6. Mortgagor will keep the mortgaged premises in good order and repair and will not commit or suffer any strip or waste of the mortgaged premises or any violation of any law, regulation, ordinance or contract affecting the mortgaged premises and will not commit or suffer any demolition, removal or material alteration of any of the buildings or improvements (including fixtures) on the mortgaged premises without the written consent of the Mortgagee. If Mortgagee determines in good faith that its security is jeopardized by the failure of Mortgagor to properly maintain and repair the property, Mortgagee may set reasonable standards for maintenance and repair of the property and Mortgagor shall be obligated to maintain and repair the property in accordance with such standards. Mortgagee shall have the right to inspect the property at all reasonable times.

7. Mortgagor agrees that all awards heretofore or hereafter made by any public or quasi-public authority to the present and all subsequent owners of the premises covered by this Mortgage by virtue of an exercise of the right to eminent domain by such authority, including any award for taking of title, possession or right to access to a public way, or for any change of grade of streets affecting said premises, are hereby assigned to the Mortgagee; and the Mortgagee, at its option, is hereby authorized, directed and empowered to collect and receive the proceeds of any such award and awards from the authorities making the same and to give proper receipts and acquittances therefor, and may, at the Mortgagee's election, use such proceeds in any one or more of the following

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