

defend or uphold the lien of this Mortgage, all sums paid by the holder of this Mortgage for the expense of any litigation to prosecute or defend the rights and lien created by this Mortgage (including reasonable counsel fees), shall be paid by the Mortgagor, together with interest thereon at the rate of Six (6%) percent per annum, and any such sum and the interest thereon shall be a lien on said Mortgaged Property, prior to any right, or title to, interest in or claim upon said Mortgaged Property attaching or accruing subsequent to the lien of the Mortgage, and shall be deemed to be secured by this Mortgage.

14. That the Mortgagor will exhibit to the Mortgagee at the address of said Mortgagee hereinabove stated proof satisfactory to the Mortgagee of the payment of all taxes, assessments, water rates and public charges of every nature affecting or which may affect said Mortgaged Property or any part thereof within thirty days after the same shall become due and payable, and, in default thereof, the entire principal sum shall at the option of the Mortgagee become due and payable forthwith.

15. That in the event of any default in the performance of any of the terms, covenants, or agreements herein contained, it is agreed that the then owner of the Mortgaged Property, if he is the occupant of said Mortgaged Property or any part thereof, shall immediately surrender possession of the Mortgaged Property so occupied, to the holder of this Mortgage, and if such occupant is permitted to remain in possession the possession shall be as Tenant of the holder of this Mortgage and such occupant shall, on demand, pay monthly in advance to the holder of this Mortgage, a reasonable rental for the space so occupied and in default thereof such occupant may be dispossessed by the usual summary proceedings.

16. That the Mortgagor, for the Mortgagor, its successors and assigns, do hereby assign unto the Mortgagee, their heirs assigns, any and all award and awards heretofore made and hereafter to be made by any Federal, State or Municipal authorities to the present and all subsequent owners of the Mortgaged Property including any award or awards for any change or changes of grade of streets affecting said Mortgaged Property, which said award and awards are hereby assigned to the said Mortgagee, and the said Mortgagee, for

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