

premiums for insurance which may be required under paragraph (2) or to pay and discharge all taxes of whatsoever nature, assessments and charges of every nature and to whomever assessed, as provided for in paragraph (4), the Mortgagee may, at its election, cause such repairs or replacements to be made, obtain such insurance or pay said taxes, assessments and charges and any amounts paid as a result thereof together with interest thereon at the rate of 10% per annum from the date of payment, shall be immediately due and payable by the Mortgagor to the Mortgagee, and until paid shall be added to and become a part of the principal debt secured hereby, and the same may be collected as a part of the principal debt in any suit hereon or upon the Note.

6. The Mortgagor agrees that any and all award and awards heretofore made and hereafter to be made to the present and all subsequent owners of the premises covered by this Mortgage by reason of the exercise of the right of eminent domain, by any one or any authority having such right, including any award or awards whether for a taking of title or possession and any award or awards for any change or changes of grade of streets affecting such premises are, subject to any contrary provision of the A & P Lease, 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 or parties making the same, and to give proper receipts and acquittances therefor, and may, at the Mortgagee's election (1) apply the same or any part thereof upon the indebtedness secured hereby, whether such indebtedness then be matured or unmatured; (2) use the same or any part thereof to fulfill any of the covenants contained herein as the Mortgagee may determine; (3) use the same or any part thereof to replace or restore the property to a condition satisfactory to the Mortgagee or (4) release the same or any part thereof to the Mortgagor; and the Mortgagor hereby covenants and agrees to and with the Mortgagee, upon request by the Mortgagee, to make, execute and deliver any

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