

or modify Mortgagor's obligation to continue to pay the installments of principal, interest and other charges specified in the Note and herein.

11. At the option of Mortgagee, Mortgagor will pay to the Mortgagee (unless required to pay the holder of one of the Prior Mortgages) in addition to the monthly payments of interest or of principal and interest under the terms of the Note and concurrently therewith a sum equal to the premiums that will next become due and payable on policies of fire and other property insurance covering the Mortgaged Property plus taxes, assessments and water rates next due on the Mortgaged Property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such premiums, taxes, assessments and water rates will become delinquent, such sums to be held by Mortgagee in trust to pay said premiums, taxes, special assessments and water rates.

12. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal charges or impositions to the extent provision therefor has not been made by monthly payments as hereinbefore provided, before the same become delinquent or subject to interest or penalties.

13. Mortgagor will comply with all governmental and municipal laws and regulations affecting the Mortgaged Property.

14. If the Mortgagee is made or becomes a party to any suit or action, by reason of this Mortgage or the indebtedness hereby secured, the Mortgagor will pay all expenses incurred by the Mortgagee therein, including a reasonable attorney fee.

15. If Mortgagor defaults in its obligations to pay taxes, assessments, water rates and other governmental or municipal charges or impositions or in its obligation to obtain insurance or if it defaults in any of the covenants or agreements contained herein, or in the Note, then the Mortgagee may perform the same, and all expenditures made by the Mortgagee in so doing