

(a) Deal in any way with Mortgagors or grant to Mortgagors any indulgences or forbearances or extension of time for the payment of any indebtedness secured hereby;

(b) Pay to or permit the use for any purpose by Mortgagors of any rents, revenues or other moneys received by Mortgagee under any insurance policy or award herein mentioned or otherwise; and execute and deliver partial releases of any of said property from the lien created hereby;

9. That all of the terms and provisions of said note which this mortgage secures are hereby made a part of this mortgage as if the same were set out in full at this place, and said note and this mortgage shall constitute and be construed as one instrument.

10. That all moneys received by Mortgagee pursuant to the assignment of rents or after or during continuance of any default hereunder by Mortgagors may be applied to the payment of any indebtedness secured hereby in such order as Mortgagee may determine notwithstanding any provision to the contrary herein or in said note contained;

11. That the proceeds of the loan evidenced by the note secured by this mortgage are being used by Mortgagors to pay and discharge purchase money obligations involved in the acquisition and improvement of the property herein mortgaged and this mortgage therefore secures and evidences a purchase money loan;

12. That Mortgagors hereby irrevocably constitute and appoint Mortgagee their attorney-in-fact for the purpose of entering upon said property and inspecting, releasing, operating and re-renting the same and collecting all rents and other revenues therefrom (but without restriction upon the absolute and irrevocable assignment of the Cities Service Oil Company's rentals hereinbefore referred to), and such other rents and revenues shall be applied.