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delivered, such proceeds, or his entire interest therein, as provided in 4 above.

6. The Mortgagor will perform, or cause to be performed, punctually all obligations, covenants, and agreements to be performed by the Mortgagor as lessor under the lease, strictly in accordance with its terms, and will at all times do all things necessary to insure performance of all obligations, covenants and agreements of D-X, as lessee under the lease, to be performed under the lease.

7. If Mortgagor should default in the performance of any of the obligations herein set forth, Mortgagee, in addition and without prejudice to any other remedy which it may have, may itself correct the default and any sums so expended by Mortgagee shall be immediately due and payable by Mortgagor to Mortgagee, together with interest on such sums at the rate of 6% per annum from and after the date of such expenditure until repaid, and such expenditure, together with interest, shall be secured hereby.

8. No failure of Mortgagee to exercise any option herein given to accelerate the maturity of the debt hereby secured shall be taken or construed as a waiver of its right thereafter to exercise such option or to declare such maturity by reason of any past or present default on the part of Mortgagor; and the procurement of insurance or the payment of taxes or other liens, debts or charges by Mortgagee shall not be taken or construed as a waiver of its right to declare the maturity of the indebtedness hereby secured by reason of the failure of Mortgagor to procure such insurance or to pay such taxes, debts, liens or charges; and the lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.

9. If Mortgagor shall well and truly pay and discharge the indebtedness hereby secured as it shall become due and payable and shall do and perform all acts and agreements to be done and performed by Mortgagor under the terms and provisions of this Mortgage, then this conveyance shall be and become null and void.