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10. If Mortgagor shall fail to pay, or cause to be paid, as it matures, the indebtedness secured hereby, or any part thereof, according to the terms thereof, or if Mortgagor shall fail to do or perform any other act or thing herein required or agreed to be done or performed, or if the interest of Mortgagee in the premises or improvements becomes endangered by reason of the accrual or enforcement of any lien or encumbrance thereon, or if any event of default as defined in the lease shall occur thereunder, and if any such default is not cured by Mortgagor within 10 days after being notified by Mortgagee, then, in such event, the whole indebtedness hereby secured shall, at the option of Mortgagee, and without notice, become immediately due and payable and this Mortgage foreclosed pursuant to the statute in such case made and provided. Mortgagor hereby waives any and all rights of redemption to which he may otherwise have been entitled, such waivers to extend to and be binding upon this Mortgagor, its successors and assigns. In the event of such foreclosure Mortgagee may bid at the sale and purchase the property, if the highest bidder therefor.