

as therein provided and the covenant to hold second party harmless from claims, demands and liability from any loss, damage, injury or other casualty to property or to persons, caused by, growing out of, or in connection with the said Lessees' conduct of their business or occupancy of said premises; and, WHEREAS, first parties have agreed to pay all taxes and assessments levied upon said real estate, and upon this Mortgage and the indebtedness secured thereby, before the same becomes delinquent and keep the said premises free from all statutory liens; and, WHEREAS, first parties have agreed to keep the buildings on said premises insured against fire, explosion and windstorm for the full amount of their insurable value in an insurance company approved by second party, loss, if any, payable to and policies deposited with second party, and, WHEREAS, first parties have agreed not to commit or suffer any waste on said premises; and, WHEREAS, first parties have agreed that if first parties do not provide such insurance or fail to pay all taxes as aforesaid, then second party may effect such insurance and pay the premiums thereon, and may pay the taxes, or may pay either of them and all amounts so paid shall bear interest at the rate of four and one-half per cent (4-1/2%) from date of payment, and this Mortgage shall stand as security therefor and said sum or sums may be added to the mortgage debt, and the same recovered as a part thereof. Now, if the said first parties shall well and truly keep and perform all of the covenants and undertakings of the Sublease hereinabove described, including, but not limited to those hereinabove set out, and if first parties shall perform all the other agreements and covenants in this Mortgage contained, then these presents to be null and void, otherwise to be and remain in full force and effect.

BUT IT IS AGREED that upon the termination of the fixed term of the Sublease hereinabove described, or, at the option of the second party, upon