

waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien hereof; (5) to comply with all requirements of law with respect to mortgaged premises and the use thereof.

B. That in case of failure to perform any of the covenants herein, Mortgagees may do, on Mortgagor's behalf, everything so covenanted; that said Mortgagees may also do any act they may deem necessary to protect the lien hereof; and that Mortgagor will repay, upon demand, any moneys paid or disbursed by Mortgagees for any of the above purposes and such moneys, together with interest thereon at the rate of ten per cent per annum, shall become so much additional indebtedness secured by this mortgage, with the same priority as the original indebtedness, and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid.

Mortgagor hereby assigns to Mortgagees the rents and income arising at any and all times from the property mortgaged to secure these notes, and hereby authorizes Mortgagees, or their agent, at their option, upon default, to take charge of said property and collect all rents and income and apply the same on the payment of insurance premiums, taxes, assessments, repairs, or improvements necessary to keep said property in tenantable condition, or other charges or payments provided for in this mortgage or in the notes hereby secured. This assignment of rents shall continue in force until the unpaid balance of said notes is fully paid. It is also agreed that the taking of possession hereunder shall in no manner prevent or retard Mortgagees in the collection of said sums by foreclosures or otherwise.

C. In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagees are hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages to any property not