

87

Interest on any note or other evidence of the indebtedness secured hereby or in respect of any of the covenants or agreements in this mortgage contained, the Mortgagors shall be permitted to possess, use and enjoy the mortgaged property.

XI.

Should the Mortgagors fail or neglect to pay the rental reserved in said Permit Agreement or in extension or renewal thereof or substitution therefor, or to pay and discharge any taxes, assessments or other public charges which have been or may be levied, assessed or charged upon the mortgaged property, or to pay and discharge any lien, claim, adverse title or encumbrance thereon in the manner hereinabove provided, or to procure and maintain insurance as above agreed, or to maintain the mortgaged property as above provided, or otherwise fail to keep and perform any of their covenants herein contained, the performance of which requires the expenditure of money, then and in any such event, the Mortgagee, at its election, may pay such sums as may be necessary to discharge such rental, taxes, rates, assessments, or encumbrances, or to maintain insurance or to keep the mortgaged property in repair or otherwise to perform any covenant with respect of which the Mortgagors are in default without prejudice to its right, as hereinafter provided, to accelerate the maturity of this mortgage and to foreclose the same, and any and all amounts so paid shall be repaid by the Mortgagors to the Mortgagee upon demand, with interest thereon at the rate hereinabove set forth with respect to the principal amount secured hereby from the date or dates of payment by the Mortgagee, and shall be equally secured by this mortgage.

XII.

The whole of the principal and of all other sums secured