

to ten per cent (10%) of the whole sum then due, and provided, further, that the entire sum so unpaid on the day of such default shall bear interest from the date thereof at the rate of ten per cent (10%) per annum,

Fourth: That the whole of said principal sum shall become due at the option of said party of the second part, after default in the payment of any tax assessment for thirty (30) days after the same has become delinquent under the law imposing the same, or after default for thirty (30) days in the payment of any other sum or performance of any other covenant, agreement or condition herein undertaken by said owners of the leasehold estate to be performed, fulfilled and kept, or in the payment by them to said party of the second part of any sums advanced by said party of the second part under the terms hereof.

Fifth; That the whole of said principal sum shall become due at the option of the party of the second part without notice whatsoever upon default by said owners of the leasehold estate in the payment of any sum of money or performance of any covenant, agreement or condition in said lease by said owners of the leasehold estate undertaken to be performed, fulfilled and kept.

Sixth: It is further agreed that, in the event of a foreclosure of this mortgage of the leasehold estate and as often as any proceedings shall be taken to foreclose the same as herein provided, the said owners of the leasehold estate will pay to the plaintiff in such proceedings a sum equivalent to ten per cent (10%) of the whole sum then due as attorney's fees in addition to all other statutory fees and costs, said fees to become due and payable upon the filing of the petition for foreclosure and the same shall be a further charge and lien upon said property, and the amount thereof shall be recovered in said foreclosure suit and included in any judgement or decree rendered in any action as aforesaid, and the lien thereof enforced in the same manner as the principal debt hereby secured.

Seventh: The holder of this mortgage and the notes which it secures, in any action to foreclose the same, shall be entitled, without notice and without regard to the value of the mortgaged property or the adequacy of any security for the mortgage debt, to the appointment of a receiver to take care of, and account for, the rents issues and profits of said premises; and the rents, issues and profits are hereby, in the event of any default under the terms hereof, assigned to the holder of this mortgage as further security,

Eighth: The said owners of the leasehold estate also covenant and agree that they will pay in proportionate monthly installment to the Exchange Trust Company, a corporation, of Tulsa, Oklahoma, an amount sufficient to pay interest and establish a fund to pay principal of said notes when due, provided that said first parties shall be allowed four per cent (4%) per annum on such amounts so deposited.

And all of the said parties of the first part hereby covenant with the party of the second part, as follows:

First: That they will insure the improvements now or hereafter upon said premises against loss by fire, lightning, windstorm and tornado in at least the sum of one hundred thirty five thousand dollars (\$135,000.00) and will carry such other kinds and amounts of insurance as said party of the second part may from time to time require, all to be in solvent insurance companies satisfactory to the said party of the second part; and during the term hereof to keep such insurance for the benefit of the said party of the second part, and to keep assigned to the party of the second part all policies for all insurance of every kind now or hereafter upon any improvements upon said premises. no matter how large the amount of such insurance, and to pay all premiums or assessments thereon, the loss under all such policies to be made payable to the party of the second part, said policies to be delivered to said party of the second part to be by it held, said party of the second