

- (c) Reduce the rent;
- (d) Modify the said Lease in any way, either orally or in writing;
- (e) Grant any concession in connection with said Lease, either orally or in writing;
- (f) Consent to an assignment of the Lessee's interest in the said Lease, or to a sub-letting;
- (g) Collect, or accept payment of, rent under the said Lease in advance, except as required to be paid in advance by the terms of the Lease;

and any of the above acts, if done without the written consent of PRUDENTIAL, shall be null and void.

PRUDENTIAL, by acceptance of this assignment, covenants and agrees to and with OWNER that, until a default shall occur in the performance of the OWNER's covenants or in the making of the payments provided for in said mortgage or note, the said OWNER may receive, collect and enjoy the rents, issues and profits accruing under said Lease; but it is covenanted and agreed by OWNER, for the consideration aforesaid, that, upon the happening of any default in performance of the covenants or in the making of the payments provided for in the said mortgage or note, PRUDENTIAL may, at its option, receive and collect all the said rents, issues and profits. The OWNER, in the event of default in any of the payments or in performance of any of the terms, covenants or conditions of the aforesaid mortgage or note, hereby authorizes the PRUDENTIAL at its option to enter upon the said mortgaged premises by its officers, agents or employees for the collection of the rents and for the operation and maintenance of said mortgaged premises, the OWNER hereby authorizing the PRUDENTIAL in general to perform all acts necessary for the operation and maintenance of said premises in the same manner and to the same extent that the OWNER might reasonably so act. The PRUDENTIAL shall, after payment of all proper charges and expenses, credit the net amount of income which it may receive by virtue of the within assignment and from the mortgaged premises, to any amounts due the PRUDENTIAL from the OWNER under the terms and provisions of the aforesaid note and mortgage. The manner of the application of such net income and the item which shall be credited shall be within the sole discretion of the PRUDENTIAL.