

CONTAINED, OR IN SUCH MORTGAGE OR LEASE CONTAINED, ASSIGNOR SHALL HAVE THE RIGHT TO COLLECT UPON, BUT NOT PRIOR TO, ACCRUAL ALL RENTS, ISSUES, AND PROFITS FROM SAID LEASED PREMISES, AND TO RETAIN, USE, AND ENJOY THE SAME.

2. UPON OR AT ANY TIME AFTER DEFAULT IN THE PAYMENT OF ANY INDEBTEDNESS SECURED HEREBY OR IN THE PERFORMANCE OF ANY OBLIGATION, COVENANT, OR AGREEMENT HEREIN OR IN SAID MORTGAGE OR LEASE CONTAINED, THE ASSIGNEE MAY DECLARE ALL SUMS SECURED HEREBY IMMEDIATELY DUE AND PAYABLE AND MAY AT ITS OPTION, WITHOUT NOTICE, AND WITHOUT REGARD TO THE ADEQUACY OF SECURITY FOR THE INDEBTEDNESS HEREBY SECURED, EITHER IN PERSON OR BY AGENT, WITH OR WITHOUT BRINGING ANY ACTION OR PROCEEDING, OR BY RECEIVER TO BE APPOINTED BY A COURT, ENTER UPON, TAKE POSSESSION OF, MANAGE, AND OPERATE SAID DEMISED PREMISES OR ANY PART THEREOF; MAKE, CANCEL, ENFORCE, OR MODIFY LEASES; OBTAIN AND EVICT TENANTS, AND FIX OR MODIFY RENTS AND DO ANY ACT WHICH THE ASSIGNEE DEEMS PROPER TO PROTECT THE SECURITY HEREUNDER; AND EITHER WITH OR WITHOUT TAKING POSSESSION OF SAID PROPERTY IN ITS OWN NAME, SUE FOR OR OTHERWISE COLLECT AND RECEIVE SUCH RENTS, ISSUES, AND PROFITS, INCLUDING THOSE PAST DUE AND UNPAID, AND APPLY THE SAME, LESS COSTS AND EXPENSES OF THE OPERATION OF COLLECTION, UPON ANY INDEBTEDNESS HEREBY SECURED AND IN SUCH ORDER AS THE ASSIGNEE MAY DETERMINE. THE ENTERING UPON AND TAKING POSSESSION OF SAID PROPERTY, THE COLLECTION OF SUCH RENTS, ISSUES AND PROFITS, AND THE APPLICATION THEREOF AS AFORESAID, SHALL NOT CURE OR WAIVE ANY DEFAULT, OR WAIVE, MODIFY, OR AFFECT NOTICE OF DEFAULT OF THE SAID MORTGAGE OR INVALIDATE ANY ACT DONE PURSUANT TO SUCH NOTICE.

ANY DEFAULT BY ASSIGNOR IN THE PERFORMANCE OF ANY OBLIGATION, COVENANT, OR AGREEMENT HEREIN CONTAINED AND THE ACCELERATION OF THE INDEBTEDNESS SECURED HEREBY SHALL CON-

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