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Cameron-Brown, by acceptance of this assignment, covenants and agrees to and with Owner that, until a default shall occur by Owner in the performance of the covenants or in the making of payments provided for in said mortgage or notes, the Owner may receive, collect and enjoy the rents, issues and profits accruing to it 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 said mortgage or notes, Cameron-Brown may, at its option, receive and collect all said rents, issues and profits. The Owner, in the event of default in any of the payments or in the performance of the covenants, terms and conditions of the aforesaid mortgage or notes, hereby authorizes Cameron-Brown, at its option, to enter upon 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 Cameron-Brown 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. Cameron-Brown 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 of lease and from the mortgaged premises, to any amounts due Cameron-Brown from Owner under the terms and provisions of the aforesaid notes and mortgage. The manner of the application of such net income and the item which shall be credited shall be within the sole discretion

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