

during a period of default; it being understood, however, that no liability for the payment of the services mentioned shall thereby transfer from Owner to Assignee. To this end the Owner further agrees that it will facilitate in all reasonable ways the Assignee's collection of said rents and will, upon request by Assignee, execute a written notice to each tenant directing the tenant to pay rent to Assignee.

2. Owner also hereby authorizes Assignee upon such entry, at its option, to take over and assume the management, operation and maintenance of any of the said mortgaged premises and to perform all acts reasonably necessary or proper, and to expend such sums of money out of the income of the mortgaged premises as may be needful in connection therewith, in the same manner and to the extent as Owner theretofore might have done, including the right to effect new leases, to cancel or surrender existing leases, to alter or amend the provisions of existing leases, to renew existing leases or to make concessions to tenants. Owner hereby releases all claims against Assignee arising out of or connected with such management, operation and maintenance, excepting the liability of Assignee to account as hereinafter set forth.

3. After payment of all proper charges and expenses, including reasonable compensation to such managing agent as Assignee may select and employ, Assignee shall credit the net amount of income received by it from the mortgaged premises,

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