

(a) Cancel any such lease or sublease unless the Owner and the lessee or sublessees shall execute a new lease or sublease which shall take effect prior to or simultaneously with such cancellation, such new lease or sublease to provide for a rental not less than the rent payable under the expiration date of the cancelled lease; nor

(b) Reduce the agreed rental; nor

(c) Modify the lease or sublease so as to decrease its term or alter the lessee's obligation to pay taxes or insurance premiums; nor

(d) Consent to any assignment which would relieve the lessee or sublessee of its obligation to pay rent or otherwise to perform the obligations of said lease;

and any of such acts, if done without the prior written consent of First Federal, shall be null and void and of no effect.

First Federal agrees that, until a default shall occur by Owner in the performance of the 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 to it under said leases, but the rentals shall only be collected as and when such rentals become due and payable under the terms of said leases or subleases; but it is covenanted and agreed by Owner 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, First Federal 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 mortgages or notes, hereby authorizes First Federal 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 First Federal 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. First Federal 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 amount due First Federal 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 First Federal.

All the covenants and agreements hereinabove contained on the part of

(Continued on next page)