

tion in the sum of ONE DOLLAR (\$1.00) paid by Lender to the Borrowers, the receipt of which is hereby acknowledged, the said Borrowers do hereby sell, assign, transfer and set over unto the Lender all of the rents, issues and profits of the aforesaid mortgage premises, this assignment to become operative upon any default being made by the Borrowers under the terms of the aforesaid mortgage or the note secured thereby, and to remain in full force and effect so long as any default continues to exist in the matter of the making of any of the payments or the performance of any of the covenants set forth in the aforesaid mortgage or the note secured thereby.

1. In furtherance of the foregoing assignments, the Borrowers hereby authorize Lender by its employees or agents, at its option, after the occurrence of a default as aforesaid, to enter upon the mortgaged premises and to collect, in the name of the Borrowers or in its own name as assignee, the rents accrued but unpaid and in arrears at the date of such default; as well as the rents thereafter accruing and becoming payable during the period of the continuance of the said default or any other default; and to this end, the Borrowers further agree that they will facilitate in all reasonable ways Lender's collection of said rents, and will, upon request by Lender, execute a written notice to each tenant directing the tenant to pay rent to said Lender.

2. The Borrowers also hereby authorize Lender upon such entry, at its option, to take over and assume the management, operation and maintenance of the said mortgaged premises and to perform all acts necessary and proper and to expend such sums out of the income of the mortgaged premises as may be needful in connection therewith, in the same manner and to the

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