

- (c) To taxes or special assessments which constitute a lien against the Assignee's security;
- (d) To ground rentals;
- (e) To any obligations of the Lessor under the terms of any of the leases hereinbefore described; or
- (f) To cure any default under the terms of the promissory note, mortgage or other security instrument hereinbefore described.

IV. ASSIGNOR TO ACT AS AGENT OF ASSIGNEE:

To facilitate the collection of rents and profits due under the said leases and the performance of lessor's covenants required to be performed under such leases, the Assignee hereby makes, constitutes and appoints the Assignor as its true and lawful attorney and hereby authorizes Assignor, on behalf of Assignee, to ask, demand, collect and receive from all lessees under such leases all rentals as they accrue under the terms and provisions of said leases and to perform on behalf of Assignee all of the other lease covenants required to be performed by the lessor under such leases. The Assignee further authorizes the Assignor to receive such rentals and to give appropriate receipts therefor, to apply or expend such rentals in payment of any of the expenses of operation of the above described premises (including the mortgage indebtedness thereon) and to apply or expend the balance of any such rentals in whatever manner such Assignor shall elect, and Assignee hereby ratifies and confirms all that the said Assignor shall lawfully do pursuant to the exercise of the authority herein granted.

In the event of a default in any of the terms, provisions or conditions of either this assignment, the promissory note hereinbefore described, or the mortgage, deed of trust or deed to secure debt which is given to secure the payment of such note, the Assignee shall have the right to revoke such power of attorney, and Assignee hereby reserves such right of revocation of this power of attorney. The Assignee may revoke such power of attorney in the event of such default by giving notice thereof to the Assignor, such revocation to be effective at such time as notice is given, whether such notice be communicated orally or in writing to the Assignor. Any such revocation shall be effective with respect to the lessees under all such leases at such time as the Assignee shall give written notice of such revocation to such lessees at their respective demised premises. The Assignor agrees that a written demand on any lessee in or upon the demised premises by Assignee for the payment of future rentals directly