

4. PERMISSION: Notwithstanding that this instrument is a present assignment of Rents, Landlords have permission to collect Rents and manage the Property and improvements thereon the same as if this Assignment had not been given, if and so long only, as Landlords shall not be in any default whatever with respect to the payments of principal and/or interest due on the Note, or in the performance of any other obligation or covenant under the Note and/or Mortgage or other loan document (herein called "Default"), but this permission terminates automatically on the occurrence of a Default.

5. RIGHT ON DEFAULT - POSSESSION: In the event of Default, whether before or after the Note is declared to be due and payable, or whether before or after the institution of any proceedings to foreclose the lien of the Mortgage, or whether before or after the entry of any decree of sale in said proceedings, Landlords will, upon demand, surrender to Assignee and the Assignee shall be entitled to take possession of the Property, including its books and records and Landlords' furniture, appliances, equipment and other appurtenances.

The tenants thereof are hereby authorized to make the payments due under the terms of their leases, whether written or oral, in accordance therewith, without requiring proof of any such Default.

A breach or default of any of the terms, provisions, conditions or covenants of this Assignment which continues for a period of ten (10) days shall constitute a default under the Mortgage, and at the option of Assignee, and without notice to Landlords, all unpaid indebtedness secured by the Mortgage shall become immediately due and payable.

6. OPERATE AND MANAGE: Having taken possession as aforesaid, without any limitation of any of the rights of Assignee, Assignee may in its own name, as Assignee, operate and manage the Property by its officers, agents or employees, and shall be entitled to collect and receive all Rents due therefrom. Assignee may use such measures as Assignee may deem necessary or proper to enforce