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Violation of any of the covenants, representations and provisions contained herein by Assignor shall be deemed an event of default under the terms of said mortgage, after written notice from Assignee to Assignor and expiration of any cure period as provided in said mortgage for such a violation.

Default by Assignor under any of the terms of the leases assigned herein shall be deemed an event of default under the terms of said mortgage after written notice from Assignee to Assignor and expiration of any cure period as provided in said mortgage for a default of the same type thereunder. Any expenditures made by Assignee in curing such a default on Assignor's behalf, after written notice from Assignee to Assignor and expiration of any cure period as provided in said mortgage for a default of the same type thereunder, with interest thereon at the highest rate set forth in the note secured hereby, shall become part of the debt secured by these presents.

The full performance of said mortgage and the duly recorded release or satisfaction thereof shall render this Assignment void, and Assignee shall release the same of record.

The net proceeds collected by Assignee under the terms of this instrument shall be applied in reduction of the entire indebtedness from time to time outstanding and secured by said mortgage.

This Assignment applies to and binds the parties hereto and their respective heirs, administrators, executors, successors and assigns, as well as any subsequent owner of the real estate described herein and any assignee of the mortgage referred to herein. Notwithstanding any provisions herein to the contrary, this Assignment of Rents and Leases is intended to be

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