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necessary or advisable to pay in the use, management or operation of the Premises, including (without limiting the generality of any rights, powers, privileges and authority herein conferred) the costs of maintenance of the Premises, completion of construction of buildings and improvements thereon, repairs and alterations thereto, commissions for renting the Premises or any part thereof, attorneys' fees, and any other services that may be required, and generally to do, execute and perform any other act, deed, matter or thing whatsoever that ought to be done, executed and performed in and about the Premises or with respect to the Leases as fully as the Assignor might do. The Assignor will pay immediately upon demand all such sums paid by the Assignee under the authority hereof, together with interest thereon at the rate of twelve and one-half percent (12.5%) per annum, from the date of each such payment by the Assignee, and the same shall be added to the Indebtedness. The Assignee shall deduct and pay such costs, charges and expenses incurred by it hereunder from the Rents received by it from the Premises or under the Leases, and shall apply any balance thereof to the Indebtedness in such order as the Assignee may determine. The entering upon and taking possession of the Premises, the collection of the Rents and the application thereof and of such other funds

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