

or by reason of this Assignment, or in the defense of any such claims or demands, Owner shall immediately upon demand reimburse Mortgagee for the amount thereof, including costs and expenses and reasonable attorney's fee, and Mortgagee may retain possession and collect the rents, income and profits and, from time to time, apply them in or toward satisfaction of or reimbursement for said loss or damage.

Owner hereby assigns any portion of an award payable by reason of condemnation action under the right of eminent domain and directs that such award shall be paid direct to Mortgagee.

Owner, as additional security, specifically assigns to Mortgagee, any purchase proceeds receivable by reason of Tenant's exercising any first refusal option or any option to purchase the property as may be provided in the above referred to lease, additions, amendments and/or supplements thereto.

Upon payment in full of the entire indebtedness secured hereby, as evidenced by a recorded satisfaction of the Mortgage, this Assignment shall be void and of no effect and said recorded satisfaction or release shall automatically operate to release this Assignment of record.

All the covenants and agreements hereinabove contained on the part of either party shall apply to and bind their respective successors or assigns.

