

of any and all leases now existing or that may hereafter come into existence, covering or pertaining to the above described real estate, or any part thereof; and the said Trustees are hereby fully authorized and empowered, at the option thereof, and in addition to all other powers and rights hereby conferred, to collect and receive all such rents; and all moneys so received, under or by reason of this assignment, shall be held and applied as further security for the payment of the indebtedness hereby intended to be secured;

Provided, however, that this assignment of rents shall not be or become effective or operative unless and until there shall be a fault in the payment of said principal notes or said interest coupons, or one or more thereof, or a default in some one or other of the covenants, obligations or requirements hereof.

Sixth. And in the event that the said parties of the first part shall at any time hereafter make default, or refuse, neglect or omit to pay the semi-annual interest on the notes hereby secured, or any of them, or to pay the said principal notes, as provided herein, or shall suffer any assessments, tax, or charge to be or become in arrears, or shall fail to procure and keep in force insurance, as herein provided, or shall do or permit to be done anything that may in any wise tend to diminish the value of the real estate hereby conveyed, or to impair, weaken, or diminish the security intended to be effected under and by virtue of this instrument, or shall make default or breach in the observance or performance of any other condition, obligation or requirement hereof, then and in either of such events all of said principal notes (not herebefore paid off and discharged) shall, at the option of the holder or holders thereof, immediately become due and payable, anything herein or in said principal notes contained to the contrary notwithstanding; and on the request of the holder or holders of any of said principal notes then unpaid, it shall be lawful for and the duty of the Trustees to sell the said real estate hereby conveyed, either as an entirety or in one or more parcels and at one or more sales, as the Trustees may deem best.

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