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General Mortgage Co. for his services in said action, not to exceed ten per cent of the amount unpaid and decreed to be payable -- such fee to be incorporated in the judgment in said action and to be secured thereby.

10. AND IT IS FURTHER COVENANTED, That said mortgagor will assign, and doth hereby assign, set over and transfer to the said General Mortgage Co., its successors and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this Mortgage after default in the conditions thereof, as further security for the debt then due and unpaid under this Mortgage, and the said mortgagor agrees that a receiver may be appointed to take charge thereof.

11. AND IT IS FURTHER COVENANTED, That the mortgagor, for itself and its successors and assigns, does hereby assign and set over unto the mortgagee all rents from the above mortgaged property hereafter accruing as additional security for the indebtedness and other items herein secured and for the purpose of keeping said mortgaged property in proper repair and the mortgagee and assigns are given a prior and continuing lien thereon. The mortgagor does appoint the mortgagee its attorney to collect said rents with or without suit and apply the same, less expenses of collection, including agent's commission of 5 per cent