

the benefit of all appraisement, valuation, stay, extension and redemption laws now or hereafter in force and all rights of marshalling in the event of the sale of any of the Properties or any interest therein.

14. Appointment of Receiver. If an Event of Default shall have occurred and be continuing, Mortgagee shall, as a matter of right, be entitled to the appointment of a receiver or receivers of any or all of the Properties, whether such receivership be incidental to a proposed sale thereof or otherwise, and the Company hereby consents to the appointment of such a receiver or receivers and will not oppose any such appointment.

15. Possession, Management and Income. If an Event of Default shall have occurred and be continuing, Mortgagee, subject to any prior rights of Jackson-Atlantic under the Lease, without further notice, may enter upon and take possession of any or all of the Properties by force, summary proceedings, ejectment or otherwise and may remove the Company and all other persons and any and all property therefrom, and may hold, operate and manage the same and receive all earnings, income, rents, issues and proceeds accruing with respect thereto. Mortgagee shall be under no liability for or by reason of any such taking of possession, entry, removal or holding, operation or management. Any amounts so received by Mortgagee shall be applied (a) to pay (i) all costs and expenses of so entering upon, taking possession of, holding, operating and managing the Properties, and (ii) any lien prior to the security interest of this Mortgage which Mortgagee