

and until there has been a default in the payment of the indebtedness secured hereby or in the faithful performance of all the covenants, agreements, terms and provisions of this Mortgage or the Note secured hereby; and until such demand is made, Mortgagors are authorized to collect or continue collecting said rents, issues, profits, revenues, royalties, rights and benefits; but that such privilege to collect or continue collecting as aforesaid by the Mortgagors shall not operate to permit the collection of any rents in advance of the date same is due under the terms and provisions of said lease or leases. Mortgagors covenant and agree: (1) that they will promptly and fully keep, perform and comply with all the terms, provisions, covenants, conditions and agreements imposed upon or assumed by them as Landlord (or similar designation), under any lease in effect on the date hereof covering all or any part of the above described property, whether one or more, hereinafter referred to individually and collectively as "Tenants' Leases", and (2) that they will not do, permit anything to be done, or omit and refrain from doing anything, the doing or omission of which will give any tenant a right to terminate any of said Tenants' Leases.

If Mortgagors shall, in any manner, fail in any of the above covenants and agreements, Mortgagee may (but shall not be obligated to) take any action Mortgagee deems necessary or desirable to prevent or cure any default by Mortgagors in the performance of or compliance with any of Mortgagors' covenants or obligations under any of said Tenants' Leases. Mortgagee shall have the right to enter upon the within described property to such extent and as often as Mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or cure any such default by Mortgagors. Mortgagee may expend such sums of money as Mortgagee, in its discretion, deems necessary for any such purpose, and Mortgagors hereby agree to pay to Mortgagee, immediately upon demand, all sums so expended by Mortgagee, together with interest thereon from the date of each such payment at the rate provided for in the Note secured hereby. All sums so expended by Mortgagee, and the interest thereon, shall be added to and secured by the lien of this instrument. Mortgagors will give Mortgagee immediate notice by certified mail of any notice of default or notice of cancellation received from any tenant.

Any default in any of the terms, conditions, covenants or agreements contained in any separate assignment of Lessor's