

7.4 Payment of Rents to Mortgagor Until Default. Unless and until an "Event of Default" (as such term is defined in the Loan Agreement) occurs, Mortgagor shall be entitled to collect such rents as and when they become due and payable. Mortgagor hereby agrees that the respective tenants under such leases, upon notice from Mortgagee of the occurrence of an Event of Default, shall, thereafter, pay to Mortgagee such rents due and to become due under such leases without any obligation to determine whether or not such an Event of Default does in fact exist.

VIII. Miscellaneous

8.1 Further Assurances. Mortgagor agrees that at any time, and from time to time, after the execution and delivery of this Mortgage, it will, upon the request of Mortgagee, execute and deliver such further documents and do such further acts and things as Mortgagee may reasonably request in order fully to effect the purposes of this Mortgage and to subject to the lien of this Mortgage any property intended by the provisions hereof to be covered hereby.

8.2 Other Loan Documents, Etc. The covenants and provisions of the other Loan Documents may be altered, extended, changed, modified, released or cancelled by agreement among Borrowers and Mortgagee, and the validity and enforceability of this Mortgage, the rights of the Mortgagee hereunder and the liability and obligations of the Mortgagor hereunder shall in no way be affected, diminished or released thereby. Mortgagor hereby waives any and all requirements that Mortgagee shall institute any action or proceeding