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24. The pleading of any statute of limitations as a defense to any and all obligations secured by this Mortgage is hereby waived to the full extent permissible by law.

25. During the continuance of any default, the Mortgagee personally, or by its agents or attorneys, may enter into and upon all or any part of the Mortgaged Property, and each and every part thereof, and may exclude the Mortgagor, its agents and servants wholly therefrom; and having and holding the same, they may use, operate, manage and control the Mortgaged Property and conduct the business thereof, either personally or by its superintendents, managers, agents, servants, attorneys or receivers; and upon every such entry, the Mortgagee may, at its option, and at the expense of the Mortgaged Property and/or of the Mortgagor, from time to time, either by purchase, repairs, or construction, maintain and restore the Mortgaged Property, whereof it shall become possessed as aforesaid; and likewise from time to time, at the expense of the Mortgaged Property or of the Mortgagor, the Mortgagee may make all necessary or proper repairs, renewals and replacements and such useful alterations, additions, betterments and improvements thereto and thereon as to it may seem advisable; and in every such case the Mortgagee shall have the right to manage and operate the Mortgaged Property and to carry on the business thereof and exercise all rights and powers of the Mortgagor with respect thereto either in the name of the Mortgagor or otherwise, as the Mortgagee shall deem best; and the Mortgagee shall be entitled to collect and receive all earnings, revenues, rents, issues and profits and income of the Mortgaged Property and every part thereof; and after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments and improvements and amounts necessary to pay for taxes, assessments, insurance and prior or other proper charges upon the Mortgaged Property, or any part thereof, as well as just and reasonable compensation for the services of the Mortgagee and for all attor-