

transfer and assign to Mortgagee, in form satisfactory to Mortgagee, Mortgagor's interest in any lease now or hereafter affecting the whole or any part of the Premises, and any abandonment of the Premises shall constitute such an assignment to Mortgagee of Mortgagor's interests in any such lease;

(ii) Pay any sums in any form or manner deemed expedient by Mortgagee to protect the security of this instrument or to cure any event of default other than payment of interest or principal on the Note; make any payment hereby authorized to be made according to any bill, statement or estimate furnished or procured from the appropriate public officer of the party claiming payment, without inquiry into the accuracy or validity thereof, and the receipt of any such public officer or party in the hands of Mortgagee shall be conclusive evidence of the validity and correct amount of items so paid, in which event the amounts so paid, with interest thereon from the date of such payment at the rate of 15% per annum shall be added to and become a part of the indebtedness secured hereby and be immediately due and payable to Mortgagee; and Mortgagee shall be subrogated to any encumbrance, lien, claim, or demand, and to all the rights and securities for the payment thereof, paid or discharged with the principal sum secured hereby or by Mortgagee under the provisions hereof, and any such subrogation rights shall be additional and cumulative security to this instrument;

(iii) Declare the Note and the whole indebtedness secured by this Mortgage, including all payments for taxes, assessments, insurance premiums, liens, costs, expenses, attorney's fees, and other charges herein specified at the option of Mortgagee and without notice to Mortgagor (such notice being hereby expressly waived), to be due and collectible at once, by foreclosure or otherwise.

If at any time in the discretion of Mortgagee a receivership may be necessary to protect the Premises, whether before or after maturity of the indebtedness hereby secured, or before or at the time of or after the institution of suit to collect such