

such award or payment the premises shall have been sold on foreclosure of this mortgage, the Mortgagee shall have the right to receive said award or payment to the extent of any deficiency found to be due upon such sale, with legal interest thereon, whether or not a deficiency judgment on this mortgage shall have been sought or recovered or denied, and of the reasonable counsel fees, costs and disbursements incurred by the Mortgagee in connection with the collection of such award or payment.

17. That the Mortgagee and any persons authorized by the Mortgagee shall have the right to enter and inspect the premises at all reasonable times; and that if, at any time after default by the Mortgagor in the performance of any of the terms, covenants or provisions of this mortgage or the note, the management or maintenance of the premises shall be determined by the Mortgagee to be unsatisfactory, the Mortgagor shall employ, for the duration of such default, as managing agent of the premises, any person from time to time designated by the Mortgagee.

18. That at any time within thirty days after notice and demand by the Mortgagee, the Mortgagor will deliver to the Mortgagee, but not more frequently than once in every twelve month period, (a) a statement in such reasonable detail as the Mortgagee may request, certified by the owner or an executive officer of a corporate owner, of the leases relating to the premises, and (b) a statement in such reasonable detail as the Mortgagee may request, certified by a certified public accountant, or by the owner or an executive officer or treasurer of a corporate owner, of the income and expenses of the premises for the last twelve month calendar period prior to giving of such notice, and that on demand the Mortgagor will furnish to the Mortgagee executed counterparts of any such leases and convenient facilities for the audit and verification of any such statement.

19. That the Mortgagor will not assign the whole or any part of the rents, income or profits arising from the premises without the written consent of the Mortgagee and any assignment thereof shall be null and void; that in the event of any default by the Mortgagor in the performance of any of the terms, covenants and provisions of this mortgage or the note, it shall be lawful for the Mortgagee to enter upon and take possession of the premises, with or without the appointment of a receiver, or an application therefor, and to let the same, either in its own name, or in the name of the Mortgagor, and