

of the Property to Mortgagee or to such receiver or be subject to eviction by summary proceedings or otherwise. To the extent permitted by law, Mortgagee has the right to appoint a receiver to manage the Property and to collect the Rents following a default, and such receiver, at the option of Mortgagee may remain in possession of the Property for the remaining term of the obligation or until it is discharged in full.

Mortgagor has executed and delivered to Mortgagee as additional security for the Indebtedness, a separate Assignment of Leases, Rents and Profits of even date herewith. Any default by Mortgagor in the terms and conditions of that Assignment shall be deemed an Event of Default entitling Mortgagee to exercise any and all rights and remedies provided by this Mortgage.

13. In order more fully to protect the security of this Mortgage, together with and in addition to the monthly payments of principal and interest provided for in the Note and this Mortgage, the Mortgagor will deposit with the Mortgagee or Mortgagee's designated agent on the first day of each month until the said principal sum is fully paid, an installment of the taxes and assessments levied or to be levied against the Property, and an installment of premium or premiums that will become due and payable to renew the insurance required by this Mortgage. Such installments shall be equal respectively to the estimated taxes and assessments and premium or premiums for such insurance, next due, as estimated by Mortgagee (such estimates shall be based on the previous year's actual taxes and assessments and premiums), less all installments already paid therefor, divided by the number of months that are to elapse before one month prior to the date when such taxes and assessments and premium or premiums will become due. Such monthly deposits shall be held without interest to Mortgagor to apply the same against such taxes and assessments