

shall be assigned to and retained by the mortgagee as additional security for this mortgage and the note for which this mortgage is security.

4. That the mortgagors will promptly and fully keep, perform and comply with all the terms, provisions, covenants, conditions and agreements imposed upon or assumed by mortgagors as landlord under any lease, now or hereinafter in effect including any amendments or supplements to such lease, covering any part or portion of the above described property that is affected by the terms, provisions, covenants, conditions and agreements imposed upon or assumed by mortgagors and that they will not do or permit anything to be done or omit or refrain from doing anything, the doing or omission of which will give any tenant a right to terminate any of said tenants leases or to abate the rental due thereunder. The mortgagee may (but shall not be obligated to) take any action it deems necessary or desirable to prevent or cure any default by mortgagors in the performance of or compliance with any of the covenants or obligations of the mortgagors under any of said tenants leases, including declaring this mortgage in default and the note due and payable as provided herein. The mortgagee may rely on any notice of default received from any tenant and may act thereon as herein provided even though the existence of such default or the nature thereof may be questioned or denied by the mortgagors or any party acting on behalf of the mortgagors, and such notice of default shall be conclusive evidence that a default exists for the purpose of this paragraph.

Mortgagee shall have the right to enter upon the above described property to such extent and as often as the mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or cure any such default by the mortgagors. Mortgagee