

approved by Mortgagee, all right, title and interest of Mortgagor in and to any and all leases now or hereafter on or affecting the Premises, together with all security therefor and all monies payable thereunder, subject to the conditional permission hereinabove given to Mortgagor to collect the rentals under any such lease. Mortgagor shall also execute and deliver to Mortgagee any notification, financing statement or other document reasonably required by Mortgagee to perfect the foregoing assignment as to any such lease.

SECTION 1.19. Each lease of the Mortgaged Property or of any part thereof shall provide that, in the event of the enforcement by Mortgagee of the remedies provided for by law or by this Mortgage, any person succeeding to the interest of Mortgagor as a result of such enforcement shall not be bound by any payment of rent or additional rent for more than one month in advance, provided, however, that nothing herein set forth shall affect or impair the rights of Mortgagee to terminate any one or more of such leases in connection with the exercise of its remedies hereunder.

SECTION 1.20. Mortgagor shall at all times fully and faithfully perform and comply with each and every term, covenant and condition set forth herein. The lien of this Mortgage is subject and subordinated only to the lien of the deeds of trust or mortgages set forth in Schedule B, and to all advances made thereunder ("prior mortgages").

In the event Mortgagor shall default in the payment of any sums secured by or required to be paid under any prior mortgage, irrespective of whether such sums are presently secured