

without limitation, an agreement or agreements subordinating the lien or charge hereof to a lease or leases) or enter into any other agreement in connection with the Property.

4. Mortgagor does hereby collaterally assign, transfer, and set over to the Mortgagee all right, title, and interest of the Mortgagor in, under, and by virtue of any and all Shopping Center Agreements, tenant leases and/or rental agreements now or hereafter entered into for the Property or any part thereof or for any improvements located thereon and all other rents due or accruing from the Property, or any part thereof, or the improvements located thereon, and any extensions or renewals thereof, including specifically, but not by way of limitation, all the right, power, and privilege of the Mortgagor to cancel, terminate, or accept the surrender of any Shopping Center Agreement, tenant leases, or rental agreements, to accept prepayment of more than one periodic installment of rent thereunder, or to modify or abridge any of the terms, covenants, and conditions of any such lease or rental agreement so as to reduce the term thereof or the rental payable thereunder or to change any renewal privilege therein contained without the prior written consent of the Mortgagee, together with all of the rents, issues, and proceeds which may be or may become due, or to which the Mortgagor may now or hereafter become entitled, arising or issuing out of the Property, or any part thereof, or out of any improvements thereon. The assignment herein contained and all rights provided to Mortgagee by this paragraph are granted without regard to the adequacy of the security of the Property for payment of the indebtedness secured by this Mortgage. This assignment is delivered as a present and immediate collateral assignment of the rights contained herein; provided, however, that so long as no default under this Mortgage or the indebtedness secured hereby