

a receiver without notice for the collection of the rents of said Premises during the pendency of such foreclosure and the rents and profits of the Premises are hereby assigned to the Mortgagee as security for the payment of such indebtedness. Any receiver appointed may enter upon and take possession of the property subject to this Mortgage or any part thereof and do and perform such reasonable acts of repair or protection as may be reasonably necessary or proper to conserve the value thereof, collect the rent under existing leases, rent or lease the same or any part thereof for such reasonable rental and reasonable term and upon such reasonable conditions as its judgment may dictate and collect and receive the rents, issues and profits thereof and also do any other reasonable act or acts as it may deem necessary or proper in the use, management or operation of the property or to protect and conserve the value thereof. The specific enumeration herein shall not exclude the general.

15. Should legal proceedings be instituted for the foreclosure of this Mortgage or for any purpose involving this Mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including a reasonable counsel fee shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

16. The Mortgagor shall be entitled to hold and enjoy the said Premises until default of payment shall be made.

17. In addition to the above, upon the occurrence of any of the following events of default, all of the indebtedness secured hereby, at the option of the Mortgagee, shall become and be immediately due and payable, without notice or demand which are expressly waived, and Mortgagee shall be entitled to all the rights and remedies as hereinabove provided upon default of Mortgagor, including the right to foreclose this Mortgage, enter and take possession of the Premises or have a receiver appointed for the Premises:

(a) Should all or any portion of the Premises or the improvements now or hereafter located thereon or any