

the provisions of any lease made by Mortgagee pursuant hereto shall be valid and binding upon Mortgagor notwithstanding the fact that Mortgagee's right of possession may terminate or this Mortgage may be satisfied of record prior to the expiration of the term of such lease;

(b) make such alterations, additions, improvements, renovations, repairs and replacements thereto as Mortgagee may deem proper;

(c) demolish any part or all of the improvements on the Mortgaged Premises which in the judgment of Mortgagee may be in unsafe condition and dangerous to life and property;

(d) remodel such improvements so as to make them available in whole or in part for business purposes or multiple dwelling purposes; and

(e) collect the rents, issues and profits arising from the Mortgaged Premises, past due and thereafter becoming due, and apply the same, in such order of priority as Mortgagee may determine, to the payment of all charges and commissions incidental to the collection of rents and the management of the Mortgaged Premises and all other sums or charges required to be paid by Mortgagor hereunder. All moneys advanced by Mortgagee for the purposes aforesaid and not repaid out of the rents collected shall immediately and without demand be repaid by Mortgagor to Mortgagee, together with interest thereon at the rate provided in the obligation, and shall be added to the principal indebtedness hereby secured. The taking of possession and collection of rents by Mortgagee as aforesaid shall not be construed to be an affirmation of any lease of the Mortgaged Premises or any part thereof, and Mortgagee or any other purchaser at any foreclosure sale

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