

represented by attorneys selected by the Mortgagee, and all sums paid by the Mortgagee in connection with such action or proceeding (including, without limitation, attorneys' fees) shall, on demand, be immediately due from the Mortgagor to the Mortgagee and the same shall be added to the Obligations and shall be secured by this Mortgage.

(d) Notwithstanding any taking by condemnation or eminent domain, closing of, or alteration of the grade of, any street or other injury to or decrease in value of the Property by any public or quasi-public authority or corporation, the Obligations shall continue to bear interest at the rate payable pursuant to the applicable Loan Documents until the Award shall have been actually received by the Mortgagee, and any reduction in the Obligations resulting from the application by the Mortgagee of the Award shall be deemed to take effect only on the date of such receipt.

18. Assignment of Rents, etc. The Mortgagor hereby assigns to the Mortgagee the rents, issues and profits of the Property as further security for the payment and performance of the Obligations, and the Mortgagor grants to the Mortgagee the right to enter the Property for the purpose of collecting the same and to let the Property, or any part thereof, and to apply said rents, issues and profits, after payment of all necessary charges and expenses, on account of the Obligations. This assignment and grant shall continue in effect until the Obligations are fully paid and performed. The Mortgagee