

6. not commit or permit any waste; and the Mortgagee shall have the right to inspect the Premises at all reasonable times, and access thereto shall be permitted for that purpose to it or its authorized agents; and

7. not make or cause to be made any alterations or improvements to the Premises without the prior written consent of the Mortgagee;

8. furnish to the Mortgagee within one hundred twenty (120) days of the end of each fiscal year audited financial statements of the Mortgagor.

IV. As further security for the payment of the Note hereinabove mentioned and for the faithful performance of all the covenants, agreements, terms and provisions of this deed of trust, the Mortgagor hereby sells, transfers and assigns unto the Mortgagee all the right, title and interest of the Mortgagor in and to the rents, issues, profits, revenues, royalties, rights and benefits from the premises, and to that end the Mortgagor hereby assigns and sets over unto the Mortgagee all leases of said Premises now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, and the Mortgagor does hereby authorize and empower the Mortgagee to collect said rents, issues, profits, revenues, royalties, rights and benefits as they shall become due and does hereby direct each and all of the tenants of the aforesaid Premises to pay such rents, as they may now be due or shall hereafter become due, to the Mortgagee, upon demand for payment thereof by the Mortgagee; it being understood and agreed, however, that no such demand shall be made unless and until there has been a default in the payment of the indebtedness secured hereby or in the faithful performance of all the covenants, agreements, terms and provisions of this deed of trust or the Note secured hereby; and until such demand is made, the Mortgagor is authorized to collect

5  
0  
0  
0

4328 RV-2