

protection or collection of this security, including reasonable costs, attorneys' fees, stenographers' fees, costs of advertising, costs of documentary evidence of title (including title insurance) and all other related charges and costs, shall be paid by Mortgagor.

(f) Waiver of Appraisement, Valuation, Etc. Mortgagor hereby waives, to the full extent it may lawfully do so, the benefit of all appraisement, valuation, stay, extension and redemption laws now or hereafter in force and all rights of marshaling in the event of any sale of the Collateral or any part thereof or any interest therein.

(g) Sale a Bar Against Mortgagor. Any sale of the Collateral or any part thereof or any interest therein, whether pursuant to foreclosure or power of sale or otherwise hereunder, shall forever be a perpetual bar against Mortgagor.

(h) Remedies for Leases and Rents. After Acceleration, whether before or after institution of legal proceedings to foreclose the lien of Mortgage or before or after the sale thereunder, Mortgagee shall be entitled, in its discretion, to do any of the following: (i) as attorney-in-fact or agent of Mortgagor, or in its own name as Mortgagee and under the powers herein granted, hold, operate, manage and control the Premises and all other Collateral and conduct the business, if any, thereof either personally or by its agents, contractors or nominees, with full power to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment of any Rents, the Leases and other Collateral relating thereto (including actions for the recovery of Rent, actions in forcible detainer and actions in distress of Rent); (ii) cancel or terminate any Lease or sublease for any cause or on any ground which would entitle Mortgagor to cancel the same; (iii) elect to disaffirm any Lease or sublease made subsequent hereto or subordinated to the lien hereof; and (iv) receive all Rents and proceeds, and perform such other acts in connection with the management and operation of the Collateral as Mortgagee in its discretion may deem proper, Mortgagor hereby granting full power and authority to exercise each and every of the rights, privileges and powers contained herein at any and all times while an Acceleration shall be in effect without notice to Mortgagor. Mortgagee, in the exercise of the rights and powers conferred upon it hereby, shall have full power to use and apply the Rents to the payment of or on account of or for deposit into the following, in such order as it may determine: operating expenses of the Premises, taxes, charges and special assessments, the costs of all repairs, renewals, replacements, alterations, additions or betterments, and

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