

5. As further security for the payment of the Note and Extension Fees hereinabove mentioned and for the faithful performance of all the covenants, agreements, terms and provisions of this Mortgage, the Borrower hereby sells, transfers and assigns unto the Lender all right, title and interest of the Borrower in and to the rents, issues, profits, revenues, royalties, rights and benefits from the above-described Property, and to that end the Borrower hereby assigns and sets over unto the Lender 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 Borrower does hereby authorize and empower the Lender to collect said rents, issues, profits, revenues, royalties, rights and benefits as they shall become due and do 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 Lender upon demand for payment thereof by the Lender; 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 Mortgage or the Note secured hereby; and until such demand is made, the Borrower is authorized to collect or continue collecting such rents, issues, profits, revenues, royalties, rights and benefits; but such privilege to collect or continue collecting, as aforesaid, by the Borrower shall not operate to permit the collection of any rents in advance of the date same are due under the terms and provisions of said lease or leases.

6. Any default in any of the terms, conditions, covenants or agreements contained in any separate assignment of lessor's interest in leases or mortgages of Borrower's interest as lessee in any leasehold given as security for this loan shall constitute an event of default under this Mortgage.

7. Upon the condemnation of the premises or improvements or any part thereof, the entire unpaid balance of the Note secured hereby shall, at the option of the Lender, at once become due and payable; and any award paid for such taking is hereby assigned to the Lender to further secure the above-referred-to indebtedness, and the Lender is hereby authorized and empowered (but not required) to collect and receive such award and is authorized to apply it in whole or in part in reduction of the then outstanding debt secured by this Mortgage, notwithstanding the fact that the same may not then be due and payable. Any amounts so applied to principal shall be applied to the principal last maturing hereon. The Borrower agrees to execute such further assignments of any such awards as the Lender may require.

0 3 6 2

4328-W-21