

such permission shall not be reinstated upon a cure of the Event of Default without Mortgagee's written consent. Neither the exercise of any rights under this paragraph by Mortgagee nor the application of any such rents, royalties, issues, profits, revenue, income, or other benefits to the indebtedness and other sums secured hereby, shall cure or waive any default or Event of Default hereunder or invalidate any act done pursuant hereto but shall be cumulative of all other rights and remedies.

(G) ASSIGNMENT OF LEASES. TOGETHER WITH all right, title, and interest of Mortgagor in and to any and all leases now or hereafter on or affecting all or any part of the property described in paragraphs (A), (B), (C) and (D) hereof, together with all security therefor and all monies payable thereunder, subject, however, to the conditional permission hereinabove given to Mortgagor to collect the rentals under any such lease. The foregoing assignment of any lease shall not be deemed to impose upon Mortgagee any of the obligations or duties of Mortgagor provided in any such lease, and Mortgagor agrees to perform fully all obligations of the lessor under all such leases. Mortgagor shall send to Mortgagee a list of all leases covered by the foregoing assignment and, as any such lease shall expire or terminate or as any new lease shall be made, Mortgagor shall so notify Mortgagee in order that at all times Mortgagee shall have a current list of all leases affecting all or any part of the property described in paragraphs (A), (B), (C) and (D) hereof. Mortgagee shall have the right, at any time and from time to time, to notify any lessee of the rights of Mortgagee as provided by this paragraph. From time to time, upon request of Mortgagee, Mortgagor shall assign to Mortgagee, specifically, as additional security hereunder, by an instrument in writing in such form as may be approved by Mortgagee, all right, title and interest of Mortgagor in and to any and all leases now or hereafter on or affecting the property described in paragraphs (A), (B), (C) and (D), together with all security therefor and all monies payable thereunder, subject to the conditional permission hereinabove given to Mortgagor to collect the rentals under any such lease. Mortgagor shall also execute and deliver to Mortgagee any notification, financing statement, or other document reasonably required by Mortgagee to perfect the foregoing assignment as to any such lease.