

(F) ASSIGNMENT OF RENTS. TOGETHER WITH all rents, royalties, issues, profits, revenue, income, and other benefits from the property described in paragraphs (A), (B), (C), and (D) hereof or any part thereof to be applied against the indebtedness and other sums secured hereby; provided, however, that permission is hereby given to Mortgagor so long as no default has occurred hereunder, to collect, receive, take, use, and enjoy such rents, royalties, issues, profits, revenue, income, and other benefits as they become due and payable but not in advance thereof. The foregoing assignment shall be fully operative without any further action on the part of either party and specifically Mortgagee shall be entitled, at its option upon the occurrence of an Event of Default hereunder, to all rents, royalties, issues, profits, revenue, income, and other benefits from the property described in paragraphs (A), (B), (C), and (D) hereof whether or not Mortgagee takes possession of all or any thereof. Upon any such Event of Default, the permission hereby given to Mortgagor to collect such rents, royalties, issues, profits, revenue, income, and other benefits from the property described in paragraphs (A), (B), (C), and (D) hereof shall terminate and 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 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. 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