

(b) If the Borrower shall for any reason fail to surrender or deliver the Premises or any part thereof after such demand by the Lender, the Lender may obtain a judgment or decree conferring upon the Lender the right to immediate possession or requiring the Borrower to deliver immediate possession of the Premises to the Lender, and the Borrower hereby specifically covenants and agrees that the Borrower will not oppose, contest or otherwise hinder or delay the Lender in any action or proceeding by the Lender to obtain such judgment or decree. The Borrower will pay to the Lender, upon demand, all expenses of obtaining such judgment or decree, including reasonable compensation to the Lender, its attorney's and agents, and all such expenses and compensation shall, until paid, become part of the Indebtedness and shall be secured by this Mortgage.

(c) Upon every such entering upon or taking possession, the Lender may hold, store, use, operate, manage and control the Premises and conduct the business thereof, and, from time to time (i) make all necessary and proper maintenance, repairs, renewals, replacements, additions, betterments and improvements thereto and thereon and purchase or otherwise acquire additional fixtures, personalty and other property; (ii) insure or keep the Premises insured; (iii) manage and operate the Premises and exercise all the rights and powers of the Borrower to the same extent as the Borrower could in its own name or otherwise act with respect to the same; and (iv) enter into any and all agreements with respect to the exercise by others of any of the powers herein granted to the Lender, all as the Lender from time to time may determine to be in its best interest. The Lender may collect and receive all the income, rents, issues, profits and revenues from the