The Provident Life and Accident Insurance Company, by accepting this assignment, covenants and agrees to and with H. Grice Hunt that, until a default shall occur by the said H. Grice Hunt, his heirs and assigns, in the performance of the covenants or in the making of the payments provided in said mortgage and note, the said H. Grice Hunt may receive, collect and enjoy the rents, issues and profits accruing to him under said leases; but it is covenanted and agreed by the said H. Grice Hunt, for the consideration aforesaid, that upon the happening of any default in performance of the covenants or the making of payments provided for in said mortgage or note, the Provident Life and Accident Insurance Company, at its option, may receive and collect all the said rents, issues and profits. H. Grice Hunt in the event of default in any of the payments or in the performance of any of the terms, covenants or conditions of the aforesaid mortgage, hereby authorizes the Provident Life and Accident Insurance Company, at its option, to enter upon the said mortgaged premises by its officers, agents or employees for the collection of the rents and for the operation and maintenance of said mortgaged premises, H. Grice Hunt hereby authorizing the Provident Life and Accident Insurance Company in general to perform all acts necessary for the operation and main-tenance of said premises in the same manner and to the same extent as he might reasonably so act. The Provident Life and Accident Insurance Company shall, after payment of all proper charges and expenses, credit the net amount of income which it may receive by virtue of the within assignment, and from the mortgaged premises, to any amounts due the Provident Life and Accident Insurance Company by H. Grice Hunt under the terms and provisions of the aforesaid note and mortgage. The manner of the application of such net income, and as to the items which shall be credited, shall be within the sole discretion of the Provident Life and Accident Insurance Company.