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and failure to cure as herein provided, to enter upon the Mortgaged Premises, and to collect, by its officers, agents or employees in the name of Mortgagor, or in its own name as assignee, the rents thereafter accruing and becoming payable during the period of said default or any other default. Mortgagor also authorizes Mortgagee upon such entry, at its option, but subject to any state receivership requirements, to take over and assume the management, operation and maintenance of the Mortgaged Premises, and in general to perform all actions necessary in connection therewith in the same manner and to the same extent as Mortgagor may so act. At the time of such default, Mortgagor shall immediately surrender to Mortgagee all books, papers and records pertaining to the maintenance and operation of the Mortgaged Premises. Upon electing to exercise the rights herein granted, but subject to the provisions in paragraph 12 of the Note, Mortgagee may make reasonable effort to collect the rents, reserving, however, within its own discretion, the right to determine the method of collection and the extent to which enforcement or collection of delinquent rents shall be prosecuted, but it shall not be accountable for more money than it actually receives from the Mortgaged Premises, and shall not be liable for failure to collect rents. Mortgagee shall have the express power, right and authority to sign on behalf of Mortgagor all documents necessary for the operation and maintenance of the Mortgaged Premises and to execute new leases as it may deem necessary and proper, and any assignee of Mortgagee shall have all the rights and powers granted Mortgagee.

Mortgagor by these presents does hereby authorize and direct any lessee or lessees of all or any portion of the Mortgaged Premises upon receipt of notice in writing from Mortgagee to pay to Mortgagee all rent then due or thereafter to become due under the terms of any lease or leases of the Mortgaged Premises.

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