

(b) Entry on Mortgaged Property. The Mortgagee may enter the Land and the Improvements and take possession thereof including Fixtures and Personalty located thereon and of all books, records and accounts relating thereto.

(c) Operation of Mortgaged Property. The Mortgagee may enter the Land and the Improvements and take possession of all or any part of the Mortgaged Property and exclude the Mortgagor, its agents and servants wholly therefrom, and use, lease, operate, manage and control the Mortgaged Property, either personally or by its managers, employees, agents, servants, attorneys or receivers. Upon each such entry the Mortgagee, at the expense of the Mortgagor, from time to time, may complete the construction of any partially constructed or proposed Improvements and make all necessary or proper repairs, renewals, replacements and useful or required alterations, additions, betterments and improvements to and upon the Mortgaged Property as it deems advisable and pay all proper costs and expenses thereof and of its taking, holding and managing the same, and any taxes, assessments and other charges prior to the lien of this Mortgage which the Mortgagee may deem it appropriate to pay. In each such case the Mortgagee shall have the right to manage the Land and the Improvements and to carry on the business and exercise all rights and powers of the Mortgagor, either in the name of the Mortgagor, or otherwise,

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